2024

Interim financial statements

Reviewed interim condensed consolidated financial statements

Transform potential

Burstone
REAL ESTATE PARTNERS

Key highlights

- In 1H25, the Group has made significant progress in executing its stated strategy, with many of these initiatives expected to start delivering results in 2H25 and beyond
- Several transactions undertaken and in progress in the Group's funds and asset management business
- Half year results were in line with guidance, with DIPS declining by 3.0% to 49.53cps (Sep-23: 51.07cps)
- The dividend payout ratio at 1H25 was 90% with a total dividend of 44.58cps (Sep-23: 48.52cps)
- The results were underpinned by stable operational performances from the South African and European businesses, with LFL NOI marginally declining by 1.2% in the South African portfolio and increasing by 1.1% (in EUR) in the PEL portfolio (c.8% in ZAR)
- Fee revenue grew by 54.5% over the period to R34 million (Sep-23: R22 million), amounting to 8.5% of distributable earnings (Sep-23:5.4%). The Group expects the funds and asset management initiatives to have a significant impact on earnings over the next few years
- The Group continued to maintain its cost discipline, reducing Group expenses by 5.2% during the period
- The Group's balance sheet was significantly bolstered
- The Group's adjusted LTV is expected to reduce to c.33.5% post the implementation of the Blackstone Transaction (Mar-24: adjusted LTV of 44.0%). Look-through gearing will reduce from 58% to c.41%
- Successful refinancing of R6.6 billion of Group ZAR and EUR debt in August 2024 that has improved margin, extended the debt profile and provided greater flexibility with respect to sales and facility settlement
- NAV decreased by 9.7% to R13.95ps (Mar-24: R15.45ps) largely because of a decrease in the on-balance sheet PEL investment value (due to the derecognition of the portfolio premium) and strengthening of the Rand

Group and balance sheet metrics

DIPS down	Total dividend of	NAV down	Adjusted LTV
3.0% to 49.53cps	44.58cps	9.7% to R13.95	c.33.5% (Mar-24: 44%)
Impacted by higher funding costs	90% payout ratio for 1H25	Impacted by fair value adjustments and Rand strength	Post Blackstone Transaction

Unutilised cash facilities	Interest cover ratio	Fee revenue now	Third-party AUM of
R1.9bn	c.4.5 – 5x	8.5% of earnings	R10.1bn
Adequate liquidity to manage liquidity risk	Post Blackstone Transaction	Expect continued momentum given growth in funds and asset management strategy	Expected to be in excess of R23bn post completion of Blackstone Transaction

South Africa

Stable portfolio

LFL NPI	Vacancy at	Letting	Reversion	Portfolio WALE to expiry
(1.2%)	4.6%	99.7%	(8.4%)	3.5 years
Strong letting activities; negative reversions persist in office sector	Mar-24: 4.5%	of expiring space let	Low incentives granted of 1.8% lease value	(Mar-24: 3.0 years)

Europe

Stable, defensive portfolio capturing strong rental growth

LFL NPI	Vacancy at	Letting	Reversion	Portfolio WALE to expiry
+1.1%	3.1%	95%	+10.2%	4.9 years
Driven by ERV unlock and indexation; offset by higher vacancy	Mar-24: 2.2%	of expiring space let	Ability to capture ERV growth	(Mar-24: 5.3 years)

Distributable earnings reconciliation

Half year distributable earnings of 49.53 cents per share (September 2023: 51.07 cents per share), a reduction of 3% year-on-year.

R'000	Notes	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
(Loss)/profit after taxation		**(810 149)**	467 363	232 446
Adjusted for:				
Straight-line rental revenue adjustment		**16 335**	2 424	4 639
Fair value, foreign exchange (gains)/losses and other adjustments	7	**1 019 613**	(142 876)	524 693
Fair value adjustment on investment property		**70 761**	–	1 672
Loss/(profit) on disposal of investment property		**25 365**	8 057	(7 285)
Staff benefits		**–**	1 630	–
Expected credit losses on financial instruments		**–**	12 000	–
Unwinding of interest in deferred consideration[1]		**3 121**	(2 032)	(6 284)
Interest capitalised on developments		**25 699**	11 145	28 225
Amortisation and depreciation		**47 961**	23 916	72 440
Transaction costs		**–**	29 411	–
Available H1 distributable earnings		**398 706**	411 038	411 038
Available H2 distributable earnings		**–**	–	439 508
Number of shares				
Shares in issue[2]		**804 918 444**	804 918 444	804 918 444
Weighted average number of shares in issue		**797 061 537**	804 918 444	801 786 491
Cents				
Total available distributable earnings per share		**49,53**	51,07	105,67
Available H1 Interim distributable earnings per share (cents)		**49,53**	51,07	51,07
Available H2 distributable earnings per share (cents)		**–**	–	54,60

1. Relates to unwinding of deferred consideration in respect of the business combination.
2. Includes 13 101 675 (March 24: 3 758 344) treasury shares held by the Group for the benefit of its employees.

INDEPENDENT AUDITOR'S REVIEW REPORT ON CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

To the Shareholders of Burstone Group Limited

We have reviewed the interim condensed consolidated financial statements of Burstone Group Limited, set out on pages 4 to 25, which comprise the condensed consolidated interim statement of financial position as at 30 September 2024 and the related condensed consolidated interim statements of comprehensive income, changes in equity and cash flows for the period then ended, and selected explanatory notes.

Directors' Responsibility for the Condensed Consolidated Interim Financial Statements

The directors are responsible for the preparation and presentation of these interim financial statements in accordance with the International Accounting Standard No.34, Interim Financial Reporting (IAS 34), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim condensed consolidated financial statements. We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2410, which applies to a review of historical financial information performed by the independent auditor of the entity. ISRE 2410 requires us to conclude whether anything has come to our attention that causes us to believe that the condensed consolidated interim financial statements are not prepared in all material respects in accordance with the applicable financial reporting framework. This standard also requires us to comply with relevant ethical requirements.

A review of the interim condensed consolidated financial statements in accordance with ISRE 2410 is a limited assurance engagement. We perform procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluating the evidence obtained. The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on these condensed consolidated interim financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial statements of Burstone Group Limited for the six months ended 30 September 2024 are not prepared, in all material respects, in accordance with IAS 34, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the Companies Act of South Africa.

PricewaterhouseCoopers Inc.

PricewaterhouseCoopers Inc.
Director: C Natsas
Registered Auditor
Johannesburg, South Africa
19 November 2024

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Consolidated statement of comprehensive income

R'000	Notes	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Revenue, before straight-line rental revenue adjustments		922 614	898 908	1 858 260
Fee income from asset management business		101 254	89 943	198 387
Straight-line rental revenue adjustment		(16 335)	(2 424)	(4 639)
Revenue		1 007 533	986 427	2 052 008
Income from investments[1]	5	180 187	154 185	323 195
Property expenses		(390 100)	(312 265)	(699 788)
Expected credit losses – trade receivables		626	(4 987)	(9 638)
Operating expenses	6	(134 303)	(166 875)	(266 092)
Operating profit		663 943	656 485	1 399 685
Fair value, foreign exchange (losses)/gains and other adjustments on financial instruments	7	(1 019 613)	142 876	(524 693)
Fair value adjustment on investment property		(70 761)	–	(1 672)
(Loss)/profit on disposal of investment property		(25 365)	(8 057)	7 285
Finance costs	8	(366 482)	(318 516)	(639 489)
Finance income	9	50 587	36 619	87 204
Expected credit losses on financial instruments		5 503	(18 128)	(21 966)
Amortisation and depreciation		(47 961)	(23 916)	(72 440)
(Loss)/profit before taxation		(810 149)	467 363	233 914
Taxation		–	–	(1 468)
(Loss)/profit after taxation		(810 149)	467 363	232 446
Other comprehensive income – items that may be subsequently reclassified to profit or loss				
Exchange differences on translation of foreign subsidiary		(531)	(20 083)	(660)
Other comprehensive (loss)/income		(531)	(20 083)	(660)
Total comprehensive (loss)/income attributable to equity holders		(810 680)	447 280	231 786
Basic (loss)/earnings per share (cents)		(101,71)	55,57	28,91
Diluted (loss)/earnings per share (cents)		(100,72)	55,57	28,90

1. Represent the income from the 94% interest in Pan-European logistics investment and income from the Australian platform.

Consolidated statement of financial position

R'000	Notes	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Assets				
Non-current assets				
Investment property	13	**13 135 700**	13 235 517	13 411 735
Straight-line rental revenue adjustment	13	**300 079**	323 029	326 742
Property, plant and equipment		**2 344**	–	11 754
Intangible assets		**545 789**	592 901	569 054
Goodwill		**217 600**	205 628	217 600
Derivative financial instruments		**65 572**	236 682	125 221
Other financial instruments	16	**2 341 255**	10 333 542	10 124 924
Total non-current assets		**16 608 339**	**24 927 299**	**24 787 030**
Current assets				
Derivative financial instruments		**164 071**	115 284	47 329
Trade and other receivables	14	**394 757**	460 823	312 965
Cash and cash equivalents		**451 287**	228 302	283 513
Total current assets		**1 010 115**	804 409	643 807
Non-current assets held for sale[1]	15	**6 863 649**	649 925	417 247
Total assets		**24 482 103**	**26 381 633**	**25 848 084**
Equity and liabilities				
Shareholders' interest				
Stated capital		**11 031 274**	11 107 258	11 103 638
Foreign currency translation reserve		**(1 191)**	(20 083)	(660)
Retained earnings		**190 383**	1 958 963	1 330 163
Share-based payment reserve		**11 229**	–	6 090
Total equity		**11 231 695**	**13 046 138**	**12 439 231**
Liabilities				
Non-current liabilities				
Long-term borrowings	18	**9 150 492**	10 137 459	9 889 611
Deferred consideration		**–**	98 995	94 828
Derivative financial instruments		**150 178**	161 944	147 770
Total non-current liabilities		**9 300 670**	**10 398 398**	**10 132 209**
Current liabilities				
Long-term borrowings	18	**2 169 093**	2 045 253	2 364 377
Derivative financial instruments		**107 326**	94 182	222 907
Employee benefit liabilities		**38 770**	11 175	70 490
Trade and other payables[2]	17	**658 203**	786 487	618 870
Total current liabilities		**2 973 392**	**2 937 097**	**3 276 644**
Liabilities included in disposal groups classified as held for sale[3]	15	**976 346**	**–**	**–**
Total current liabilities		**3 949 738**	**2 937 097**	**3 276 644**
Total liabilities		**13 250 408**	**13 335 495**	**13 408 853**
Total equity and liabilities		**24 482 103**	**26 381 633**	**25 848 084**

1. Included in the non-current assets held for sale balance is investment property of R370m and the disposal group of the investment in PEL of R6.109bn and the bridge loan to PEL of R384.5m. Refer to note 15.
2. Included in this balance is the non-interest-bearing portion of the deferred consideration in respect of the purchase of the management companies from Investec Limited.
3. Included in the non-current liabilities held for sale balance is the 10.85% minority interest in PEL of R895.7m and the contract for difference derivative of R80.6m. Refer to note 15.

Consolidated statement of changes in equity

R'000	Stated capital	Foreign currency translation reserve	Share-based payment reserve	Retained earnings	Total equity
Balance at 31 March 2023	**11 133 011**	**–**	**–**	**1 880 533**	**13 013 544**
Profit for the year	–	–	–	232 446	232 446
Other comprehensive loss	–	(660)	–	–	(660)
Total comprehensive income/(loss) attributable to equity holders	–	(660)	–	232 446	231 786
Dividend declared	–	–	–	(782 816)	(782 816)
Treasury shares[1]	(29 373)	–	–	–	(29 373)
Share-based payment reserve	–	–	6 090	–	6 090
Balance at 31 March 2024	**11 103 638**	**(660)**	**6 090**	**1 330 163**	**12 439 231**
Loss for the year	–	–	–	(810 149)	(810 149)
Other comprehensive loss	–	(531)	–	–	(531)
Total comprehensive loss attributable to equity holders	–	(531)	–	(810 149)	(810 680)
Dividends declared	–	–	–	(329 631)	(329 631)
Treasury shares[1]	(72 364)		–	–	(72 364)
Increase through share-based payment transactions[2]	–	–	5 139	–	5 139
Balance at 30 September 2024	**11 031 274**	**(1 191)**	**11 229**	**190 383**	**11 231 695**

1. Treasury shares are acquired by the Group to hedge employee long-term incentives.
2. The increase relates to employees that were added to the share schemes. No new share-based payment schemes were implemented in the 2025 financial year.

Consolidated statement of cash flows

R'000	Notes	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Cash generated from operations	12	**255 701**	**481 510**	**947 766**
Finance costs paid		**(334 976)**	(306 741)	(607 175)
Finance income received		**23 872**	16 477	51 157
Corporate tax		**–**	–	(1 468)
Income from investments		**20 396**	75 769	235 697
Dividends paid to shareholders[1]		**(329 631)**	(388 934)	(782 816)
Net cash outflow from operating activities		**(364 638)**	**(121 919)**	**(156 839)**
Loan advanced to property co-investor		**–**	(6 198)	(12 493)
Loan settled by co-investor		**2 273**	–	1 859
Acquisition of intangible assets		**(18 219)**	–	–
Acquisition, capital expenditure and tenant installation on investment property		**(306 333)**	(182 043)	(281 321)
Proceeds on disposal of investment property		**543 814**	168 376	356 978
Acquisition of other financial instruments[2]		**(12 986)**	(97 864)	(131 644)
Acquisition of management companies		**–**	(253 129)	(264 619)
Increase in cash from acquisition of management companies		**–**	12 467	–
Partial mezzanine loan settlements by Izandla		**113 003**	–	–
Proceeds from sale of other financial instruments		**–**	115 373	165 827
Loan issued to joint venture[3]		**–**	–	(59 919)
Net cash inflow/(outflow) from investing activities		**321 552**	**(243 018)**	**(225 332)**
Treasury shares acquired[4]		**(72 364)**	(26 751)	(29 375)
Derivatives settled		**–**	(174 985)	(139 424)
Proceeds from bank loans		**6 924 438**	2 417 562	3 397 562
Proceeds from bonds		**–**	450 000	450 000
Proceeds from commercial paper		**792 300**	847 000	2 019 700
Repayments of bank loans		**(5 944 438)**	(2 337 334)	(2 847 334)
Repayments of bonds		**(800 000)**	–	(685 000)
Repayment of commercial paper[5]		**(707 700)**	(885 000)	(1 812 000)
Net cash inflow from financing activities		**192 236**	**290 492**	**354 129**
Net increase/(decrease) in cash and cash equivalents before effect of exchange rate changes		**149 150**	(74 445)	(28 042)
Effect of exchange rate changes on cash and cash equivalents		**18 624**	–	8 808
Net increase/(decrease) in cash and cash equivalents		**167 774**	**(74 445)**	**(19 234)**
Cash and cash equivalents at the beginning of the period		**283 513**	302 747	302 747
Cash and cash equivalents at end of the period		**451 287**	**228 302**	**283 513**

1. Comprises of cash paid in relation to the dividends declared for the previous financial year, 31 March 2024.
2. The investment in ITAP increased as a result of a capital call (refer to note 16).
3. Additional loans were issued to PEL as part of the capex loan (refer to note 16) to fund capital expenditure. This loan is also part of the disposal group classified as held for sale (refer to note 15.2).
4. The increase relates to employees that were added to the share schemes. No new share-based payment schemes were implemented in the 2025 financial year.
5. Commercial paper rolls are generally refinanced every three months.

Accounting policies

1. Basis of accounting

The reviewed interim condensed consolidated financial statements of Burstone Group Limited are prepared in accordance with IFRS® Accounting Standards, IAS 34 Interim Financial Reporting, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the JSE Listings Requirements and the Companies Act (Act 71 of 2008, as amended) of South Africa. The accounting policies applied in the preparation of these condensed financial statements are consistent with those applied in the previous consolidated annual financial statements, with an enhancement to the policy for non-current assets held for sale, as outlined below:

1.1. Disposal group classified as held for sale

Disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial instruments and investment property that are carried at fair value, which are specifically exempt from this requirement.

Apart from the assets exempt in the paragraph above, an impairment loss is recognised for any initial or subsequent write-down of the disposal group to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of a disposal group, but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the disposal group is recognised at the date of derecognition.

Non-current assets that are part of a disposal group are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

Assets of a disposal group classified as held for sale are presented separately from the other assets in the balance sheet. The liabilities of a disposal group classified as held for sale are presented separately from other liabilities in the balance sheet.

2. Changes in accounting policies and disclosures

2.1 Standards and interpretations effective and adopted in the current period

In the current year, the Group has adopted all new and revised International Financial Reporting Standards (IFRS® Accounting Standards) (as issued by the International Accounting Standards Board (IASB®)) that are relevant to its operations and effective for annual reporting periods beginning on or after 1 January 2025, none of these were considered to have a material impact on the Group.

2.2 Impact of new accounting standards issued but not yet effective:

Change	Standard	Effective date	Impact on the Group
Lack of exchangeability	Amendments to IAS 21	Annual reporting periods beginning on or after 1 January 2025	Not applicable
Classification and Measurement of Financial Instruments	Amendments to IFRS 7&9	Annual reporting periods beginning on or after 1 January 2026	Considered to be immaterial but will only be adopted in the 2026 financial year
Presentation and Disclosure in Financial Statements	Amendments to IFRS 18	Annual reporting periods beginning on or after 1 January 2027	Considered to be immaterial but will only be adopted in the 2027 financial year
Subsidiaries without Public Accountability	Amendments to IFRS 19	Annual reporting periods beginning on or after 1 January 2027	Not applicable

Application of the above standards did not impact these reviewed interim condensed consolidated financial statements.

3. Segmental analysis

The Group determines and presents operating segments based on the information that is provided internally to the Executive Management Committee (EXCO), the Group's operating decision-making forum. As of 30 September 2024, the Group is comprised of seven segments, namely SA Retail, SA Office, SA Industrial, Europe, Australia, the South African investment portfolio and the asset management business. An operating segment's operating results are reviewed regularly by the EXCO to make decisions about resources to be allocated to the segments and assess its performance.

Segment	Brief description of segment
SA Retail	The retail portfolio consists of 16 properties, comprising of shopping centres as well as retail warehouses, motor dealerships and high street properties.
SA Office	The office portfolio consists of 24 properties which includes P, A and B grade office space.
SA Industrial	The industrial portfolio consists of 22 properties which includes warehousing, standard units, high grade industrial, high-tech industrial and manufacturing.
Asset Management Business	This segment represents the asset management business of the Group which was acquired from Investec Limited effective 6 July 2023. Goodwill and intangible assets have been recognised as a result of the business combination. The business combination has resulted in the recognition of fee income and associated expenses comprising of employee and operating costs. The fee income earned by the SA and European asset management businesses is analysed together with their expenses when making decisions relating to the appropriateness of allocation of resources in the Group.
South Africa – Investment portfolio	The local investment portfolio consists of a 35% share of an empowerment vehicle (Izandla).
Australia	50% of Irongate Group Holdings, 18.67% of units in Irongate Templewater Australia Property Fund and 19.9% of units in Smithfield Industrial Property Trust.
Europe	A 94% investment into a PEL portfolio. This portfolio consists of 32 properties located in seven jurisdictions across Europe.

Accounting policies
continued

3. Segmental analysis continued

	30 September 2024								
	South African property portfolio				Investment portfolio				
R'000	Office	Industrial	Retail	Total/fund level	Asset management	South African investment portfolio	Europe	Australia	Total
Material profit or loss disclosures									
Revenue, before straight-line rental revenue adjustment	282 255	230 699	409 660	**922 614**	–	–	–	–	**922 614**
Fee income from asset management business	–	–	–	**–**	101 254	–	–	–	**101 254**
Straight-line rental revenue adjustment	32 957	(9 237)	(40 055)	**(16 335)**	–	–	–	–	**(16 335)**
Revenue				**906 279**					**1 007 533**
Income from investments	–	–	–	**–**	–	–	178 303	1 884	**180 187**
Property expenses	(121 570)	(88 463)	(180 067)	**(390 100)**	–	–	–	–	**(390 100)**
Expected credit losses	4 104	(2 128)	(1 350)	**626**	–	–	–	–	**626**
Operating expenses	–	–	–	**(72 214)**	(62 089)	–	–	–	**(134 303)**
Operating profit				**444 591**					**663 943**
Fair value adjustments on derivative instruments	–	–	–	**(63 509)**	–	–	183 830	–	**120 321**
Fair value adjustments on investments	–	–	–	**–**	–	–	(1 193 806)	(17 373)	**(1 211 179)**
Foreign exchange (losses)/gains	–	–	–	**–**	–	–	71 245	–	**71 245**
Fair value adjustments on transaction costs capitalised on loans to joint ventures	–	–	–	**–**	–	–	–	–	**–**
Fair value adjustments on investment property	(44 019)	(31 474)	4 732	**(70 761)**	–	–	–	–	**(70 761)**
Profit on disposal of investment property	(8 247)	1 340	(18 458)	**(25 365)**	–	–	–	–	**(25 365)**
Profit/(loss) on derecognition of financial instruments	–	–	–	**–**	–	–	–	–	**–**
Finance cost	–	–	–	**(186 145)**	–	–	(180 337)	–	**(366 482)**
Finance income	–	–	–	**2 633**	–	14 198	33 756	–	**50 587**
Expected credit losses in financial instruments	–	–	–	**–**	–	5 503	–	–	**5 503**
Amortisation and depreciation	–	–	–	**(322)**	(47 639)	–	–	–	**(47 961)**
Profit/(loss) for the year before taxation				**101 122**					**(810 149)**
ASSETS									
Investment property	4 163 131	2 953 273	6 019 296	**13 135 700**	–	–	–	–	**13 135 700**
Straight-line rental revenue adjustment	125 975	89 665	84 439	**300 079**	–	–	–	–	**300 079**
Property, plant and equipment	–	–	–	**2 344**	–	–	–	–	**2 344**
Intangible assets	–	–	–	**–**	545 789	–	–	–	**545 789**
Goodwill	–	–	–	**–**	217 600	–	–	–	**217 600**
Other financial instruments	–	–	–	**–**	–	202 446	1 651 077	487 732	**2 341 255**
Derivative financial assets	–	–	–	**43 202**	–	–	186 441	–	**229 643**
Trade and other receivables	–	–	–	**346 028**	48 729	–	–	–	**394 757**
Cash and cash equivalents	–	–	–	**440 407**	10 880	–	–	–	**451 287**
Non-current assets held for sale	–	–	370 018	**370 018**	–	–	6 493 631	–	**6 863 649**
Total assets				**14 637 778**					**24 482 103**
LIABILITIES									
Long-term borrowings	–	–	–	**11 319 585**	–	–	–	–	**11 319 585**
Derivative financial liabilities	–	–	–	**37 879**	–	–	219 625	–	**257 504**
Deferred consideration	–	–	–	**–**	–	–	–	–	**–**
Employee benefit liability	–	–	–	**17 261**	21 509	–	–	–	**38 770**
Trade and other payables	–	–	–	**537 729**	120 474	–	–	–	**658 203**
Liabilities included in disposal groups classified as held for sale	–	–	–	**–**	–	–	976 346	–	**976 346**
Total liabilities				**11 912 454**					**13 250 408**

30 September 2023								
South African property portfolio				Investment portfolio				
Office	Industrial	Retail	Total/ Group level	Asset manage-ment	South African investment portfolio	Europe	Australia	Total
327 872	224 255	346 781	898 908	–	–	–	–	898 908
–	–	–	–	89 943	–	–	–	89 943
(4 620)	(412)	2 608	(2 424)	–	–	–	–	(2 424)
323 252	223 843	349 389	896 484	89 943	–	–	–	986 427
–	–	–	–	–	4 425	149 760	–	154 185
(127 728)	(63 044)	(121 493)	(312 265)	–	–	–	–	(312 265)
928	(1 953)	(3 962)	(4 987)	–	–	–	–	(4 987)
–	–	–	(88 115)	(78 760)	–	–	–	(166 875)
			491 117	11 183	–	–	–	656 485
–	–	–	199 099	–	–	(32 193)	–	166 906
–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	(24 030)	–	(24 030)
–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–
–	–	–	(8 057)	–	–	–	–	(8 057)
–	–	–	–	–	–	–	–	–
–	–	–	(318 516)	–	–	–	–	(318 516)
–	–	–	36 619	–	–	–	–	36 619
–	–	–	(18 128)	–	–	–	–	(18 128)
–	–	–	–	(23 916)	–	–	–	(23 916)
			382 134					467 363
4 647 752	3 103 143	5 484 622	13 235 517	–	–	–	–	13 235 517
99 0093	104 556	119 470	323 029	–	–	–	–	323 029
–	–	–	–	–	–	–	–	–
–	–	–	–	592 901	–	–	–	592 901
–	–	–	–	205 628	–	–	–	205 628
–	–	–	278 320	–	–	9 659 789	395 433	10 333 542
–	–	–	351 942	–	–	24	–	351 966
–	–	–	460 823	–	–	–	–	460 823
–	–	–	228 302	–	–	–	–	228 302
289 935	143 913	216 077	649 925	–	–	–	–	649 925
			15 527 853					26 381 633
–	–	–	11 119 168	–	–	1 063 544	–	12 182 712
–	–	–	256 017	–	–	109	–	256 126
–	–	–	–	98 995	–	–	–	98 995
–	–	–	11 175	–	–	–	–	11 175
–	–	–	786 487	–	–	–	–	786 487
–	–	–	–	–	–	–	–	–
			12 172847					13 335 495

Accounting policies
continued

3. Segmental analysis continued

	31 March 2024								
	South African property portfolio				Investment portfolio				
R'000	Office	Industrial	Retail	Total/fund level	Asset management	South African investment portfolio	Europe	Australia	Total
Material profit or loss disclosures									
Revenue, before straight-line rental revenue adjustment	672 992	455 170	730 098	**1 858 260**	–	–	–	–	**1 858 260**
Fee income from asset management business	–	–	–	**–**	198 387	–	–	–	**198 387**
Straight-line rental revenue adjustment	(8 364)	(2 731)	6 456	**(4 639)**	–	–	–	–	**(4 639)**
Revenue				**1 853 621**					**2 052 008**
Income from investments	–	–	–	**–**	–	–	316 565	6 630	**323 195**
Property expenses	(267 537)	(146 890)	(285 361)	**(699 788)**	–	–	–	–	**(699 788)**
Expected credit losses	(5 959)	(269)	(3 410)	**(9 638)**	–	–	–	–	**(9 638)**
Operating expenses	–	–	–	**(37 560)**	(228 532)	–	–	–	**(266 092)**
Operating profit				**1 106 635**					**1 399 685**
Fair value adjustments on derivative instruments	–	–	–	**(57 288)**	–	–	(380 940)	–	**(438 228)**
Fair value adjustments on investments	–	–	–	**–**	–	–	91 958	13 852	**105 810**
Foreign exchange (losses)/gains	–	–	–	**–**	–	–	(119 919)	–	**(119 919)**
Fair value adjustments on transaction costs capitalised on loans to joint ventures	–	–	–	**–**	(72 356)	–	–	–	**(72 356)**
Fair value adjustments on investment property	(68 198)	13 012	53 514	**(1 672)**	–	–	–	–	**(1 672)**
Profit on disposal of investment property	(1 431)	–	8 716	**7 285**	–	–	–	–	**7 285**
Profit/(loss) on derecognition of financial instruments	–	–	–	**–**	–	–	–	–	**–**
Finance cost	–	–	–	**(607 173)**	–	–	(32 316)	–	**(639 489)**
Finance income	–	–	–	**46 442**	–	40 762	–	–	**87 204**
Expected credit losses in financial instruments	–	–	–	**–**	–	(21 966)	–	–	**(21 966)**
Amortisation and depreciation	–	–	–	**(380)**	(72 060)	–	–	–	**(72 440)**
Profit/(loss) for the year before taxation				**493 850**					**233 914**
ASSETS									
Investment property	4 574 850	3 047 832	5 789 053	**13 411 735**	–	–	–	–	**13 411 735**
Straight-line rental revenue adjustment	97 646	100 446	128 650	**326 742**	–	–	–	–	**326 742**
Property, plant and equipment	–	–	–	**11 754**	–	–	–	–	**11 754**
Intangible assets	–	–	–	**–**	569 054	–	–	–	**569 054**
Goodwill	–	–	–	**–**	217 600	–	–	–	**217 600**
Other financial instruments	–	–	–	**–**	–	297 137	9 337 916	489 871	**10 124 924**
Derivative financial assets	–	–	–	**103 264**	–	–	69 286	–	**172 550**
Trade and other receivables	–	–	–	**258 591**	54 374	–	–	–	**312 965**
Cash and cash equivalents	–	–	–	**260 667**	22 846	–	–	–	**283 513**
Non-current assets held for sale	166 619	170 627	80 001	**417 247**	–	–	–	–	**417 247**
Total assets				**14 790 000**					**25 848 084**
LIABILITIES									
Long-term borrowings	–	–	–	**11 203 878**	–	–	1 050 110	–	**12 253 988**
Derivative financial liabilities	–	–	–	**59 996**	–	–	310 681	–	**370 677**
Deferred consideration	–	–	–	**–**	94 828	–	–	–	**94 828**
Employee benefit liability	–	–	–	**60 310**	10 180	–	–	–	**70 490**
Trade and other payables	–	–	–	**484 426**	134 444	–	–	–	**618 870**
Liabilities included in disposal groups classified as held for sale	–	–	–	**–**	–	–	–	–	**–**
Total liabilities				**11 808 610**					**13 408 853**

Notes to the financial statements
continued

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024

4. Reconciliation of basic (losses)/earnings to headline (losses)/earnings

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Basic and diluted (loss)/profit attributable to ordinary equity holders of the parent	**(810 680)**	467 363	231 786
Adjusted for:			
Fair value adjustment on investment property	**70 761**	–	1 672
Loss/(profit) on disposal of investment property	**25 365**	8 057	(7 285)
Headline (losses)/earnings attributable to shareholders	**(714 554)**	475 420	226 173
Headline (losses)/earnings per share (cents per share)[1]	**(89.65)**	59.06	28.21
Headline (losses)/earnings per diluted share (cents per share)[1]	**(88.77)**	59.06	28.20

1. Headline and diluted earnings per share decreased due to the decrease in basic and diluted profit attributable to ordinary equity holders mainly due to the decrease in mark-to-market adjustments and increase in finance costs.

5. Income from investments

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Income from European platform[1]	178 303	149 760	316 564
Income from Australian platform	1 884	4 425	6 631
Total income from investments	**180 187**	**154 185**	**323 195**

1. Represents income from gross 94% investment in Pan-European Logistics. The investment income attributable to outside shareholders of R23.32m (Sept 23: R17.61m) is included as a finance cost, as paid to the shareholders of the effective 10.85% minority interest in PEL.

6. Operating expenses

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Asset management fee expense[1]	**–**	–	27 976
Audit fees	**4 717**	2 525	7 121
Non-audit fees	**610**	–	3 020
Other assurance fees	**–**	–	666
Directors' fees	**3 101**	4 415	7 220
Staff costs	**89 744**	82 109	169 042
Transaction costs relating to the business combination	**–**	29 411	–
Overheads	**17 500**	34 763	30 620
Other expenses	**18 631**	13 652	20 427
Total operating expenses	**134 303**	**166 875**	**266 092**

1. The Group purchased the asset management business during the 2024 financial year and therefore there is no external asset management fee expenses in the six-month period ending 30 September 2024.

7. Fair value, foreign exchange gains/(losses) on financial instruments

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Fair value adjustments on derivative instruments[1]	**120 321**	(158 858)	(438 228)
Fair value adjustments on loans to and investments in joint ventures at fair value (net of foreign exchange)[2]	**(282 774)**	423 431	94 357
Fair value adjustments on investments in associates at fair value (net of foreign exchange)[3]	**(13 531)**	–	11 453
Fair value adjustments as a result of transaction costs capitalised on loans to joint ventures	**–**	(32 193)	(72 356)
Foreign exchange translation adjustments on long-term borrowings, and loans provided to joint ventures not at fair value	**71 245**	(89 504)	(119 919)
Fair value adjustments on disposal group held for sale[4]	**(914 874)**	–	–
Total fair value, foreign exchange gains/(losses) on financial instruments	**(1 019 613)**	**142 876**	**(524 693)**

1. The fair value adjustment on derivatives is primarily due to the ZAR/EUR and ZAR/AUD currency strengthening in the current year, Burstone is primarily exposed to the ZAR/EUR and ZAR/AUD currency movement.
2. Includes the fair value adjustments and forex gains on the loans to PEL and investments in Irongate joint venture.
3. Includes the fair value adjustments and forex gains on the ITAP and Smithfield investments.
4. Includes the fair value adjustment on the PEL investment (74%), Profit Participating Loan (PPL) (10.85% minority interest), and the contract for difference derivative instrument prior to the assets and liabilities being transferred to held for sale.

Notes to the financial statements
continued

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024

8. Finance costs

Interest on term loans	**280 657**	231 493	473 384
Net interest on derivatives	**(180 402)**	(180 759)	(406 748)
Interest on commercial paper	**35 686**	20 021	55 041
Interest on corporate bonds	**199 336**	224 990	472 977
Finance cost on profit participating loans	**23 328**	17 615	32 316
Other interest	**4 756**	7 188	12 519
Deferred consideration[1]	**3 121**	(2 032)	–
Total finance costs	**366 482**	**318 516**	**639 489**

1. This includes the unwinding of the interest on the deferred payment.

9. Finance income

Interest income on loans to Izandla	**14 198**	20 957	40 762
Interest from other financial instruments	**36 389**	15 662	40 158
Other finance income[1]	**–**	–	6 284
Total finance income	**50 587**	**36 619**	**87 204**

1. This includes the unwinding of the interest on the deferred payment.

10. Related parties

Related party transactions and balances

Directors' remuneration	**10 805**	9 760	22 925
Investec Property (Proprietary) Limited[1]			
Asset management fees paid[2]	**–**	(12 789)	(12 789)
Irongate JV Australia			
Equity Investment	**70 149**	67 323	70 612
Shareholder loan	**11 857**	12 028	12 745
Income from investment	**1 884**	4 425	–
Investment in ITAP Fund at fair value[3]	**323 275**	316 082	321 526
Investment in Smithfield at fair value	**82 451**	–	84 987
Izandla Property Fund			
Loans receivable	**162 932**	6 201	253 716
Finance income from associate received[4]	**14 198**	20 957	40 762
Asset management fee income	**500**	–	900
Pan-European logistics investment			
Fair value of profit participating loans to PEL entities	**7 720 588**	9 520 641	8 960 609
Finance income accrual	**39 530**	117 479	69 314
Loan to PEL	**366 736**	–	282 456
Interest accrual	**17 854**	–	6 624
Investec Bank Limited Group[1]			
Cash and cash equivalents	**–**	343 900	–
Fair value of derivative instruments	**–**	142 323	–
Mark-to-market of swap derivatives	**–**	165 005	–
Nominal value of interest rate swaps	**–**	3 016 417	–
Nominal value of FECs	**–**	902 731	–
Rental and recoveries received	**–**	17 052	17 052
Interest received	**–**	5 327	5 327
Sponsor fees paid	**–**	(294)	(294)
Corporate advisory and structuring fees paid	**–**	(15 000)	(15 000)
Net interest (paid)/received on cross currency swaps	**–**	(3 931)	(3 931)
Interest paid on interest rate swaps	**–**	(2 055)	(2 055)

1. Related party up until 6 July 2023.
2. The business combination was completed on 6 July 2023. In terms of the agreement Burstone would reimburse Investec for all salary costs and overhead charges with a pre-agreed 'profit ticker' being paid to Investec Property Proprietary Limited, which equated to the equivalent of the asset management fee.
3. The balance as of 30 September 2023 was restated to include the value of the investment in the ITAP fund that was omitted from the related parties note in error.
4. The total for the period ended 30 September 2023 was restated from R20.411m presented in the prior year.

11. Financial risk management

This note explains the Group's exposure to financial risks and how these risks could affect the Group's future financial performance. Current period profit and loss information has been included where relevant to add further context.

11.1 Fair Value Hierarchy

Fair Value Hierarchy at 30 September 2024

R'000	Carried at fair value	Level 1	Level 2	Level 3	Carried at amortised cost
Assets					
Investment property	13 135 700	–	–	13 135 700	–
Derivative financial instruments	229 643	–	229 643	–	–
Other financial instruments	2 126 952	–	–	2 126 952	214 303
Trade and other receivables[1]	–	–	–	–	230 731
Cash and cash equivalents	–	–	–	–	451 287
Non-current assets held for sale	6 479 059	–	–	6 479 059	384 590
Total financial assets	21 971 354		229 643	21 741 711	1 280 911
Liabilities					
Derivative financial instruments	257 504	–	257 504	–	–
Borrowings	–	–	–	–	11 319 585
Trade and other payables[2]	–	–	–	–	607 130
Liabilities included in disposal groups classified as held for sale	895 716	–	80 630	895 716	–
Total financial liabilities	1 153 220	–	338 134	895 716	11 926 715

1. Trade and other receivables exclude prepayments and VAT receivable which are non-financial instruments.
2. Trade and other payables exclude income received in advance and value added tax as these are non-financial instruments.

Fair Value Hierarchy at 31 March 2024

R'000	Carried at fair value	Level 1	Level 2	Level 3	Carried at amortised cost
Assets					
Investment property	13 411 735	–	–	13 411 735	–
Derivative financial instruments	172 550	–	172 550	–	–
Other financial instruments	9 507 048	–	–	9 507 048	617 876
Trade and other receivables[1]	–	–	–	–	204 325
Cash and cash equivalents	–	–	–	–	283 513
Non-current assets held for sale	417 247	–	–	417 247	–
Total financial assets	23 508 580	–	172 550	23 336 030	1 105 714
Liabilities					
Derivative financial instruments	370 677	–	370 677	–	–
Deferred consideration	–	–	–	–	94 828
Borrowings	1 050 110	–	–	1 050 110	11 203 878
Trade and other payables[2]	–	–	–	–	543 679
Total financial liabilities	1 420 787	–	370 677	1 050 110	11 842 385

1. Trade and other receivables exclude prepayments and VAT receivable which are non-financial instruments.
2. Trade and other payables exclude income received in advance and value added tax as these are non-financial instruments.

11.2 Fair value estimation

Level 2 valuations:

Derivatives

Derivative financial instruments consist of interest hedging instruments, cross-currency hedges as well as foreign exchange hedging instruments. Interest rate hedging instruments are valued by discounting future cash flows using the market rate indicated on the interest rate curve at the dates when the cash flows will take place. Foreign exchange and cross-currency hedging instruments are valued by making reference to market prices for similar instruments and discounting for the effect of the time value of money.

Notes to the financial statements
continued

11. Financial risk management continued

11.3 Level 3 valuations

The significant unobservable inputs used to derive the level 3 fair value measurements are those relating to the valuation of underlying investment properties and the fair value of the returns from the investments.

Level 3 valuations at 30 September 2024

The Level 3 valuations are reconciled as follows:	Smithfield Investment	Irongate Group Holdings funds management business	ITAP Fund Australia	Pan-European logistics investment	Profit Participating Liability
Balance at the beginning of the period	84 987	70 612	321 526	9 029 923	(1 050 110)
Acquisition/increase in investments	–	1 742	12 744	–	–
Interest accrued	–	–	–	45 866	(6 336)
Fair value and foreign exchange gains/(losses)	(2 536)	(2 205)	(10 995)	(1 315 671)	160 730
63.15% profit participating loans to PEL at fair value classified as held for sale[1]	–	–	–	(6 109 041)	895 716
Balance at the end of the period	82 451	70 149	323 275	1 651 077	–

1. This represents the effective 63.15% of the investment in PEL that is classified as disposal group held for sale. Included in this disposal group held for sale is the 74% investment and the 10.85% minority share of PEL. Refer to note 15.2 for the disposal group classified as held for sale.

Level 3 valuations at 31 March 2024

The Level 3 valuations are reconciled as follows:	Smithfield Investment	Irongate Group Holdings funds management business	ITAP Fund Australia	Pan-European logistics investment	Profit Participating Liability
Balance at the beginning of the period	–	59 614	264 919	9 211 323	(1 011 030)
Acquisition/increase in investments	84 330	–	37 495	–	–
Capitalised fees	441	1 969	7 875	–	–
Interest accrued	–	6 630	–	69 314	(3 129)
Fair value and foreign exchange gains/(losses)	216	2 399	11 237	149 708	(57 750)
Capital distribution on sale of Schipol property by PEL	–	–	–	(187 626)	21 799
Receipt of interest accrued[1]	–	–	–	(212 796)	–
Balance at the end of the period	84 987	70 612	321 526	9 029 923	(1 050 110)

1. In the prior years it was agreed with PEL that a portion of the distributable earnings would be held back to fund capital expenditure. The amount attributable to the Group that was held back was raised as an interest accrual. During the prior year this interest was paid to the Group and this line represents the reversal of the accrual.

11. Financial risk management continued

11.3 Level 3 valuations continued

Investment property

R'000	Reviewed 6 month period ended 30 September 2024	Audited Year ended 31 March 2024
Balance at the beginning of the period	13 411 735	13 178 659
Disposals	(226 311)	(97 723)
Developments and capital expenditure	284 550	250 891
Fair value adjustments	(21 741)	3 167
Tenant incentives	21 783	42 670
Transfer to non-current assets held for sale	(334 316)	(192 376)
Transfer from non-current assets held for sale	–	226 447
Balance at the end of the period	13 135 700	13 411 735
Non-current assets held for sale		
Balance at the beginning of the period	417 247	1 098 627
Disposals	(337 247)	(640 694)
Developments and capital expenditure	–	6 071
Fair value adjustments	(49 020)	(4 839)
Straight-line rental adjustment	(1 278)	(2 084)
Transfer from Investment property	340 316	196 166
Transfer to Investment property	–	(236 000)
Total non-current assets held for sale	370 018	417 247
Held for sale made up as follows:	370 018	417 247
Non-current assets held for sale excluding straight-lining	364 018	413 823
Straight-line rental asset relating to straight-lining	6 000	3 424

Valuation techniques used to derive Level 3 fair value

The significant unobservable inputs used to derive the fair value measurements are those relating to the valuation of underlying investment properties. The table below includes the following definitions and relationship between the unobservable inputs and fair value measurement:

Expected rental value ('ERV')	The rent at which space could be let in the market conditions prevailing at the date of valuation.
Capitalisation rate	The rate of return that is expected to be generated on the real estate investment property.
Long-term vacancy rate	The ERV of the expected long-term average structural vacant space divided by the ERV of the whole property. Long-term vacancy rate can also be determined based on the percentage of estimated vacant space divided by the total lettable area.
Equivalent Yield Range	The measure used in property valuation to determine the expected return on investment for a property.

Notes to the financial statements
continued

11. Financial risk management continued

11.3 Level 3 valuations continued

Level 3 valuations at 30 September 2024

Description	Average Expected rental value per m²	Equivalent yield range (%)	Weighted average cap rates (%)	Long-term vacancy rate (%)	Change in FV ('000) from a 25bps increase/ decrease in cap rate	Change in FV ('000) from 500bps increase/ decrease in expected rental value
SA Retail ('R)	170.07	7.3 - 12.3	7.9	4.6 - 4.7	151 504	246 951
SA Industrial ('R)	56.1	4.9 - 13.6	8.7	3.0 - 3.1	89 554	149 975
SA Office ('R)	164.5	3.3 - 12.4	9.0	8.4 - 8.6	129 490	242 175
PEL €	64.89	4.94 - 8.36	5.1	1.0 - 3.0	45 784	48 607
ITAP Australia AUD$	21.96	5.6 - 6.2	6.1	1.3 - 1.5	1 559	1 903
Smithfield AUD$	3.43	4.6 - 6.0	5.8	0	554	636

Level 3 valuations at 31 March 2024

Description	Average Expected rental value per m²	Equivalent yield range (%)	Weighted average cap rates (%)	Long-term vacancy rate (%)	Change in FV ('000) from a 25bps increase/ decrease in cap rate	Change in FV ('000) from 500bps increase/ decrease in expected rental value
SA Retail ('R)	171	7.3 - 10.3	8.3	3.6 - 4.6	140 882	240 908
SA Industrial ('R)	55.4	4.9 - 17.3	9.0	1.9 - 3.0	83 560	154 742
SA Office ('R)	167	3.3 - 12.4	9.2	7.7 - 8.4	127 176	240 362
PEL €	60.74	4.1 - 7.9	5.0	1.0 - 3.0	52 923	52 762
ITAP Australia AUD$	21.96	5.6 - 6.2	6.0	1.3 - 1.5	1 559	1 903
Smithfield AUD$	3.43	4.6 - 6.0	5.75	0	554	636

12. Cash generated from operations

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
(Loss)/profit before taxation	(810 149)	467 363	233 914
Adjustments for:			
Income from investments	(180 187)	(154 185)	(323 195)
Finance income	(50 587)	(36 619)	(87 204)
Finance costs	366 482	318 516	639 489
Realised (gains)/losses on derivatives	-	-	173 935
Loss/(Gain) on disposal of investment property	25 365	8 057	(7 285)
Expected credit losses on financial instruments	-	18 128	-
Amortisation and depreciation[1]	-	23 916	-
Non-cash items (Note 12.1)	1 096 025	(287 777)	407 137
Working capital movement:			
Increase in trade and other receivables	(101 888)	(51 767)	(81 571)
(Decrease)/increase in trade and other payables	(89 360)	175 878	(7 454)
Net cash flows from operations	255 701	481 510	947 766

12. Cash generated from operations continued

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
12.1 Non-cash items			
Fair value adjustments on loans to joint ventures at fair value	**296 305**	(122 854)	(105 810)
Fair value adjustments on disposal group held for sale	**914 874**	–	–
Unrealised losses on derivatives	**(120 321)**	69 482	228 481
Losses on foreign exchange realised in profit or loss	**(71 245)**	(89 504)	119 919
Fair value adjustment on investment property	**70 761**	–	1 672
Expected credit losses – trade receivables	**(626)**	4 987	9 638
Expected credit losses on financial instruments	**(5 503)**	–	21 966
Amortisation and depreciation[1]	**47 961**	–	72 440
Amortisation of tenant incentives	**15 144**	(13 706)	27 742
Amortisation of letting commission	**12 783**	(12 836)	26 450
Straight-line rental revenue adjustment	**16 335**	2 424	4 639
Accrued expenses relating to the PEL investment	**(28 070)**	(56 499)	–
Other	**(52 373)**	(69 271)	–
Total non-cash items	**1 096 025**	(287 777)	407 137

1. Includes depreciation of R0.32m (March 2024: R0.38m) on property plant and equipment.

13. Investment property

Total investment property	**13 135 700**	13 235 517	13 411 735
Investment property	**13 028 310**	13 192 976	13 326 139
Tenant incentives	**107 390**	42 541	85 596
Balance at the beginning of the period	**13 411 735**	13 178 659	13 178 659
Disposals	**(226 311)**	–	(97 723)
Developments and capital expenditure	**284 550**	174 772	250 891
Fair value adjustments	**(21 741)**	–	3 167
Tenant incentives	**21 783**	(384)	42 670
Transfer to non-current assets held for sale	**(334 316)**	(117 530)	(192 376)
Transfer from non-current assets held for sale	**–**	–	226 447
Balance at the end of the period	**13 135 700**	13 235 517	13 411 735
Straight-line rental asset			
Balance at period end	**306 079**	333 506	330 166
Straight-line rental asset related to non-current assets held for sale	**(6 000)**	(10 477)	(3 424)
Balance at the end of the period	**300 079**	323 029	326 742
Balance at the beginning of the period	**326 742**	324 815	324 815
Disposals	**(4 185)**	–	(276)
Straight-line rental adjustment	**(16 478)**	853	(3 561)
Transfer to non-current assets held for sale	**(6 000)**	(2 639)	(3 789)
Transfer from non-current assets held for sale	**–**	–	9 553
Balance at the end of the period	**300 079**	323 029	326 742

Fair value of investment property

The Group's policy is to assess the valuation of investment property (including those classified as held for sale) at each reporting period. During the 6 months ended 30 September 2024, this assessment resulted in a downward valuation of R21.7 million in investment property and a downward valuation of R49 million in investment property classified as held for sale (31 March 2024: R3.17 million downward valuation in investment property and a downward valuation of R4.84 million in investment property classified as held for sale).

Notes to the financial statements
continued

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024

14. Trade and other receivables

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Rental debtors	**55 767**	54 503	47 133
Expected credit losses[1]	**(21 363)**	(22 768)	(22 195)
Sundry debtors	**57 283**	133 348	54 550
Prepayment	**154 127**	157 386	101 359
Municipal deposits	**24 687**	18 937	22 986
Accrued recoveries	**114 357**	111 209	101 851
VAT receivable	**9 899**	8 208	7 281
Total trade and other receivables	**394 757**	460 823	312 965

1. Expected credit losses (ECLs) are based on the difference between the contractual cash flows due in accordance with the lease agreement and the cash flows that the Group expects to receive. For rental debtors and other trade receivables, the Group applies a simplified approach in calculating ECLs and recognises a loss allowance based on lifetime ECLs at each reporting date.

15. Non-current assets held for sale

15.1 Investment property held for sale[1]

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Office	**–**	289 936	166 619
Industrial	**–**	143 913	170 628
Retail	**370 018**	216 076	80 000
Total	**370 018**	649 925	417 247

1. Burstone intends to sell four properties with settlement taking place within 12 months of the reporting date and has presented those assets as non-current assets held for sale.

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Balance at the beginning of the year	**417 247**	1 098 627	1 098 627
Disposals	**(337 247)**	(563 551)	(640 694)
Developments and capital expenditure	**–**	904	6 071
Fair value adjustments	**(49 020)**	–	(4 839)
Straight-line rental adjustment	**(1 278)**	(6 244)	(2 084)
Transfer from investment property	**340 316**	120 169	196 166
Transfer (to) investment property	**–**	–	(236 000)
Total non-current assets held for sale	**370 018**	649 925	417 247
Held for sale made up as follows:	**370 018**	649 925	417 247
Non-current assets held for sale excluding straight-lining	**364 018**	639 448	413 823
Straight-line rental asset relating to straight-lining	**6 000**	10 477	3 424

15. Non-current assets held for sale continued

15.2 Disposal group held for sale

As of 30 September 2024, Burstone was pursuing the disposal of a 74% stake in its PEL Portfolio to a third party, Blackstone, with the sale and purchase agreement signed on 2 September 2024. At the reporting date, this transaction remained subject to shareholder approval, which has subsequently been obtained on 28 October 2024. Following this approval, the sale was finalised, and funds flowed on 12 November 2024.

Upon completion of the sale, Burstone retains a 20% interest in the PEL Portfolio, which will be classified as an investment in an associate at fair value and accounted for as a other financial instrument. Burstone will continue to be the manager and manage the PEL Portfolio under this arrangement.

Refer to note 19, subsequent events, for an update on the disposal post period end.

The sale agreement concludes that the following assets and liabilities are part of the disposal group:

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Assets and liabilities of disposal group classified as held for sale			
Assets			
Other financial instruments:			
Loans to associates and joint ventures at fair value through profit or loss			
74% Profit participating loans (PPLs) to PEL[1]	6 109 041	–	–
Loans at amortised cost			
Bridge loan to PEL	384 590	–	–
Total assets classified as held for sale	6 493 631	–	–
Liabilities			
Long-term borrowings:			
Profit participating loan (PPL) – effective 10.85% minority interest[1]	(895 716)	–	–
Derivative:			
Contract for differences[2]	(80 630)	–	–
Total liabilities classified as held for sale	(976 346)	–	–

1. The total fair value of the investment in the joint venture comprises an equity element of R312.8m and a debt element of R4 900.5m through the profit participating loans (PPL's).
2. During the 2023 financial year Burstone entered into a Contract for Difference and Call option with the EDT-Trust in relation to the increase in the PEL shareholding. This was settled as part of the sale transaction to Blackstone.

Notes to the financial statements
continued

R'000	Notes	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
16. Other financial instruments				
Investment in Irongate Group Holdings funds management business (joint venture at fair value)	16.1	**70 149**	67 323	70 612
Investment in ITAP Fund Australia (associate at fair value)	16.2	**323 275**	316 082	321 526
Investment in Smithfield (associate at fair value)	16.3	**82 451**	–	84 987
Profit participating loans (joint venture at fair value)	16.4	**1 651 077**	9 638 120	9 029 923
Loan to Pan European Logistics Investments (amortised cost)	16.5.1	**–**	–	289 080
Loan to Pan European Logistics Mauritius (amortised cost)	16.5.2	**–**	21 669	21 244
Izandla mezzanine loans (amortised cost)	16.5.3	**162 932**	241 665	253 716
Loan to property co-investor (amortised cost)	16.5.4	**39 514**	36 655	41 091
Shareholder loan to Irongate Group (amortised cost)	16.5.5	**11 857**	12 028	12 745
		2 341 255	10 333 542	10 124 924

16.1 Irongate Group Holdings funds management business[1]

Investment at fair value (50%)	**70 149**	67 323	70 612
	70 149	67 323	70 612

1. A capital call to the value of R12.79 million was made during the 6 months ending 30 September 2024.

16.2 Investment in ITAP Fund Australia

Investment in ITAP Fund at fair value (18.67%)[1]	**323 275**	316 082	321 526
	323 275	316 082	321 526

1. A capital call to the value of R12.69 million was made during the 6 months ending 30 September 2024.

16.3 Investment in Smithfield

Investment in Smithfield at fair value[1]	**82 451**	–	84 987
	82 451	–	84 987

1. This investment relates to the Group's industrial property purchased in New South Wales, Australia, as part of the investment in Australia.

16.4 Loans to associates and joint ventures at fair value through profit and loss

Pan-European logistics (PEL) investment			
Finance income accrual[1]	**39 530**	117 479	69 314
Profit participating loan (PPL) asset	**7 720 588**	9 520 641	8 960 609
74% Profit participating loan to PEL at fair value classified as held for sale[2]	**(6 109 041)**	–	–
20% Profit participating loan to PEL at fair value (FY24: 94%)	**1 651 077**	9 638 120	9 029 923
Effective 10.85% profit participating liability	**(895 716)**	(1 063 544)	(1 050 110)
Effective 10.85% profit participating liability held for sale[2]	**895 716**	–	–
Burstone's effective 20% Profit participating loan asset	**1 651 077**	8 574 576	7 979 813

1. Represents the unpaid portion of the income from investments earned by the Group through its investment in PEL.
2. Burstone is pursuing the disposal of a majority of its stake in the PEL Portfolio. Refer to note 15 and note 19 for more information on the asset held for sale.

The Group has joint control over the PEL portfolio and accounts for the investment as a joint venture classified as a financial asset at fair value through profit or loss. The total fair value of the investment in the joint venture comprises an equity of R96m and a debt element of R1 555m through the profit participating loans (PPL's). As at 30 September 2024 the Group holds a total of 94% in the PEL platform. The Group is therefore entitled to 94% of the net rental income earned on leasing the investment properties held by the underlying property companies held by PEL. The PEL entities have an obligation to deliver the net returns to the Group and its joint venture partner via the PPLs. These PPLs are valued at fair value through profit and loss.

Due to the legal nature of the PPLs advanced by the Group to the PEL platform and PPLs assumed through the 10% share held by Pan-European Logistics Mauritius (PELM), the Group recognises the gross 94% right to receive cash flows as a financial asset and the PPL to PELM as a financial liability.

Refer to note 15, disposal group held for sale, for more information on the accounting treatment of the investment after the sale is completed.

16. Other financial instruments continued

16.5 LOANS AT AMORTISED COST

16.5.1 Pan-European logistics investment

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Bridge loan to Pan European Logistics Investments[1]	**366 736**	–	282 456
Interest accrual on Bridge loan[1]	**17 854**	–	6 624
Transfer to non-current assets held for sale	**(384 590)**	–	–
	–	–	289 080

1. A further amount was extended of R97.4m to PEL in the 6 months ending 30 September 2024. The loan carries interest at 3-month Euribor + 5.25% and is repayable on 30 October 2025.

16.5.2 Loan to Pan European Logistics Mauritius

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Loan to Pan European Logistics Mauritius[1]	**–**	19 840	19 840
Interest accrual	**–**	1 829	1 404
	–	21 669	21 244

1. The loan receivable from the PELM co-investor was settled during April 2024. This loan was settled through the distribution received by them, therefore no cash was received or paid by Burstone.

16.5.3 Izandla Mezzanine loans

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Senior mezzanine[1]	**102 522**	195 432	204 720
Junior mezzanine[2]	**86 792**	74 281	80 882
Expected credit losses	**(26 382)**	(28 048)	(31 886)
	162 932	241 665	253 716

1. The loan expires on 29 April 2025 and interest is charged at prime + 350 basis points.
2. The loan expires on 29 April 2025 and interest is charged at prime + 550 basis points.

16.5.4 Loan to Property Co-investor

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Receivable from co-investor – sale of property[1]	**21 211**	22 808	21 955
Receivable from co-investor – building improvements[2]	**18 303**	13 847	19 136
	39 514	36 655	41 091

1. During the 2023 financial year, the Group sold a 25% undivided share in a property. The purchaser was granted a loan at prime + 1% which is repayable in full within 10 years.
2. The Group previously granted a development loan for up to R20 million for building improvements to the purchaser. The loan carries interest at prime + 1% and is repayable in full at the end of the lease contract. As at 30 September 2024 R18.3 million was drawn on the loan.

16.6.5 Shareholder Loan to Irongate Group JV

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Shareholder Loan to Irongate Group JV[1]	**11 857**	12 028	12 745
	11 857	12 028	12 745

1. This loan relates to the working capital funding of A$ 950 thousand (R11.85 million, Mar 24: R12.7 million) which carries interest at the applicable rate of Bank Bill Swap Rates (BBSW) + 4%.

Notes to the financial statements
continued

17. Trade and other payables

R'000	Reviewed 6 month period ended 30 September 2024	Reviewed 6 month period ended 30 September 2023	Audited Year ended 31 March 2024
Trade and other creditors	**128 875**	254 423	92 543
Income received in advance	**20 655**	29 271	64 335
Tenant deposits	**90 853**	85 422	87 443
Accrued expenses	**289 179**	305 896	263 367
Deferred consideration[1]	**96 837**	98 973	98 888
Corporate tax payable	**1 386**	–	1 438
Value added tax	**30 418**	12 502	10 856
Total trade and other payables	**658 203**	786 487	618 870

1. This relates to the deferred consideration in respect of the purchase of the management companies from Investec Limited, payable on 06 July 2025.

18. Long-term borrowings

Bonds	**3 585 000**	5 070 000	4 385 000
Bank Loans	**6 882 931**	5 504 587	6 028 140
Profit Participating Loans (PPL) – effective 10.85% minority interest[1]	**–**	1 063 544	1 050 110
Transaction fees on bank loans	**(30 146)**	(15 672)	(14 012)
Commercial Paper	**792 300**	462 000	707 700
Interest accrual on borrowings	**89 500**	98 253	97 050
	11 319 585	12 182 712	12 253 988
Non-current portion of long-term borrowings	**9 150 492**	10 137 459	9 889 611
Bonds	**3 235 000**	3 585 000	3 235 000
Bank Loans	**5 945 638**	5 504 587	5 618 513
Profit Participating Loans (PPL) – effective 10.85% minority interest[1]	**–**	1 063 544	1 050 110
Transaction fees on bank loans	**(30 146)**	(15 672)	(14 012)
Current portion of long term borrowings	**2 169 093**	2 045 253	2 364 377
Bonds	**350 000**	1 485 000	1 150 000
Bank Loans	**937 293**	–	409 627
Commercial Paper	**792 300**	462 000	707 700
Interest accrual on borrowings	**89 500**	98 253	97 050
Total Borrowings	**11 319 585**	12 182 712	12 253 988

1. Relates to the 10% share of PEL held by to Pan-European Logistics Property Holdings and now transferred to liabilities included in disposal groups classified as held for sale.

Reconciliation of borrowings

Opening balance	**12 253 988**	11 541 084	11 541 084
Proceeds from bank loans	**6 924 438**	2 417 562	3 397 562
Proceeds from bonds	**–**	450 000	450 000
Proceeds from commercial paper	**792 300**	847 000	2 019 700
Repayment of bank loans	**(5 944 438)**	(2 337 334)	(2 847 334)
Repayment of bonds	**(800 000)**	–	(685 000)
Repayment of commercial paper	**(707 700)**	(885 000)	(1 812 000)
Movement in PPL	**(154 394)**	52 514	39 080
10.85% Minority interest in PEL transferred to disposal group held for sale	**(895 716)**	–	–
Amortised fees	**(16 181)**	1 952	3 628
Accrued interest	**(7 551)**	18 780	17 577
Foreign exchange	**(125 161)**	76 155	129 691
Closing balance	**11 319 585**	12 182 712	12 253 988

19. Subsequent events

Burstone disposed of a majority of its stake in the PEL Portfolio to Blackstone which was conditional to an ordinary resolution having been passed at a General Meeting of Burstone which was held on 28 October 2024, thereby concluding this sale. This transaction was treated and disclosed as a disposal group at 30 September 2024 (refer to note 15.2).

The first funds of R4.8bn (EUR250m) flowed on 12 November 2024. Burstone will use the majority of these funds to settle all debt in relation to the PEL platform and all cross currency swaps. The Group has no interest rate swaps expiring in the next 12 months.

The management agreement with the PEL portfolio is replaced with a new management agreement. As part of the agreement there will be a change in the terms of the asset management agreement. This will be reflected in the 31 March 2025 audited financial statements.

20. Going concern

The directors have assessed the ability of the Group to continue as a going concern. These assessments include solvency and liquidity tests.

As at 30 September 2024 the Group has a positive net asset value, however the current liabilities exceed the current assets by R1.9bn. As at 30 September 2024 the Group has, at its disposal, R0.76bn of undrawn facilities.

Subsequent to 30 September 2024, the Group has disposed a majority stake in the PEL portfolio to Blackstone and receipted R4.8bn (€250M) cash on 12 November 2024 and will use this to settle debt, including a significant portion of current liabilities.

The Group has generated a loss after taxation of R810.1m in the current period ending 30 September 2024 and profit after tax of R467.3m on 30 September 2023. Group profits are used to determine the distribution and that the Group maintains a retained income position.

The Group reports its covenant positions to its lenders at 30 September and 31 March. There have been no covenant breaches to date and as of 30 September 2024 the Group has sufficient headroom on all of its covenants.

Based on the above, the directors have concluded that the Group has adequate resources to continue operating into the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the interim reviewed consolidated financial statements.

REIT best practice ratios

Burstone presents the SA REIT best practice ratios in response to the second edition of the SA REIT Association's best practice recommendations issued in November 2019. The publication outlines consistent presentation and disclosure of relevant ratios in the SA REIT sector. This will ensure information and definitions are clearly presented, enhancing comparability and consistency across the sector.

	30 September 2024		30 September 2023	
SA REIT Funds from Operations (SA REIT FFO) per share	**REIT BPR**	**Burstone Ratio**	**REIT BPR**	**Burstone Ratio**
Profit or loss per IFRS Statement of Comprehensive Income (SOCI) attributable to the parent	(810 149)	(810 149)	467 363	467 363
Adjusted for:				
Accounting/specific adjustments:	1 107 193	1 107 193	(262 149)	(262 149)
Fair value adjustments on derivative instruments	(120 321)	(120 321)	158 858	158 858
Fair value adjustments to debt and equity instruments held at fair value through profit or loss[1]	1 197 648	1 197 648	(423 431)	(423 431)
Fair value adjustments on investments in associates at fair value through profit or loss	13 531	13 531	–	–
Straight-lining rental revenue adjustment	16 335	16 335	2 424	2 424
Adjustments arising from investing activities:	96 126	96 126	8 057	8 057
Fair value adjustment on investment property	70 761	70 761		–
Gains or losses on disposal of investment property and property, plant and equipment	25 365	25 365	8 057	8 057
Foreign exchange and hedging items:	(71 245)	(71 245)	151 108	151 108
Foreign exchange translation adjustments on long-term borrowings, and loans provided to joint ventures not at fair value	(71 245)	(71 245)	89 504	89 504
Foreign exchange gains or losses relating to capital items – realised and unrealised	–	–	61 604	61 604
Other adjustments:	76 781	76 781	45 029	45 029
Cost of funding ITAP in development	25 699	25 699	11 145	11 145
Discounting of deferred consideration	3 121	3 121	(2 032)	(2 032)
Amortisation and depreciation	47 961	47 961	23 916	23 916
Adjustments made for equity-accounted entities	–	–	12 000	12 000
SA REIT FFO:	398 706	398 706	409 408	409 408
Number of shares outstanding at end of period ('000)	804 918	804 918	804 918	804 918
SA REIT FFO per share:	49.53	49.53	50.86	50.86
Company-specific adjustments (cents per share)	–	–	–	–
Capitalised interest on loans to associates	–	–	–	–
Dividend per share (cents):	49.53	49.53	50.86	50.86

1. This balance consists of fair value adjustments on loans to and investments in joint ventures at fair value (net of foreign exchange) and fair value adjustments on disposal group held for sale.

SA REIT Net Asset Value (SA REIT NAV)				
Reported NAV attributable to the parent	11 231 695	11 231 695	13 046 138	13 046 138
Adjustments:				
Dividend to be declared	(329 631)	–	(390 486)	–
Intangible assets	(545 789)	–	(592 901)	–
Goodwill	(217 600)	–	(217 600)	–
SA REIT NAV:	10 138 675	11 231 695	11 845 151	13 046 138
Shares outstanding				
Number of shares in issue at period end (net of treasury shares)	804 918 444	804 918 444	804 918 444	804 918 444
Dilutive number of shares in issue	801 928 179	801 928 179	804 918 444	804 918 444
SA REIT NAV per share:	1 264	1 395	1 472	1 621

SA REIT loan-to-value	30 September 2024 REIT BPR	30 September 2024 Burstone Ratio	30 September 2023 REIT BPR	30 September 2023 Burstone Ratio
Gross debt	(6 505 301)	(6 505 301)	(12 182 712)	(12 182 712)
Less:				
Profit participating loans[2]	–	–	1 063 544	1 063 544
Accrued interest and deferred fees	–	59 354	-	82 581
Cash and cash equivalents	451 287	451 287	228 302	228 302
Add/Less:				
Derivative financial instruments[1]	(27 861)	–	(256 126)	-
Net debt	(6 081 875)	(5 994 660)	(11 146 992)	(10 808 285)
Total assets – per Statement of Financial Position	18 982 103	18 982 103	26 381 633	26 381 633
Less:				
Cash and cash equivalents	(451 287)	(451 287)	(228 302)	(228 302)
Derivative financial assets	(229 643)	(229 643)	(351 966)	(351 966)
Trade and other receivables	(394 757)	(394 757)	(460 823)	(460 823)
Profit participating loans[2]	–	–	(1 063 544)	(1 063 544)
Carrying amount of property-related assets	17 906 416	17 906 416	24 276 998	24 276 998
SA REIT loan-to-value ("SA REIT LTV")[3]	34.0%	33.5%	45.9%	44.5%

1. The REIT BPR adjusts net debt for the mark to market on derivative financial instruments.
2. The investment in PEL is made through a profit participating loan of which this portion is seen as equity which would have been NCI on the balance sheet and therefore should not gross up the assets and liabilities.
3. The LTV has been adjusted for the sale of the 63.15% to Blackstone that completed with cash receipted on 12 November 2024, as well as SA sales awaiting transfers with no conditions attached. The 30 September 2024 balance sheet LTV recalculated is 47.9%.

	30 September 2024 REIT BPR	30 September 2024 Burstone Ratio	30 September 2023 REIT BPR	30 September 2023 Burstone Ratio
Expenses				
Operating expenses per IFRS income statement (includes municipal expenses)[1,2]	390 100	120 841	427 245	174 346
Administrative expenses per IFRS income statement (if directly related to property)	–	–	–	–
Operating costs	390 100	120 841	427 245	174 346
Rental income				
Contractual rental income per IFRS income statement (excluding straight-lining)[1,2]	616 431	616 431	662 413	662 413
Utility and operating recoveries per IFRS income statement	306 183	–	236 495	–
Gross rental income	922 614	616 431	898 908	662 413
SA REIT cost-to-income ratio	42.3%	19.6%	47.5%	26.3%

1. The REIT BPR and Burstone ratios are calculated using base net property income (NPI) to ensure that the income and expenses are for a comparable period.
2. Burstone calculates cost to income by netting off the recoveries against expenses and not grossing up rental income.

REIT best practice ratios
continued

	30 September 2024		30 September 2023	
Cost of debt	REIT BPR	Burstone Ratio	REIT BPR	Burstone Ratio
Variable interest-rate borrowings				
Floating reference rate plus weighted average margin	8.3%	8.3%	6.5%	6.5%
Fixed interest-rate borrowings				
Weighted average fixed rate	–	–	–	–
Pre-adjusted weighted average cost of debt – CU:	8.3%	8.3%	6.5%	6.5%
Adjustments:				
Impact of interest rate derivatives	-0.1%	-0.1%	0.8%	0.8%
Impact of cross-currency interest rate swaps	-3.5%	-3.5%	-310.0%	-310.0%
All-in weighted average cost of debt – CU:	4.7%	4.7%	-302.7%	-302.7%
SA REIT GLA vacancy rate				
Gross lettable area of vacant space	41 243	41 243	37 000	37 000
Gross lettable area of total property portfolio[1]	896 583	896 583	996 000	996 000
SA REIT GLA vacancy rate	4.6%	4.6%	3.7%	3.7%

1. 38 369m^2 (September 2023: 87 500m^2) is classified as held for sale.

Burstone at a glance

We are a fully integrated international real estate business

30 years+	c.R42bn	c.R10bn	50+	9
track record	Total portfolio (GAV)	third-party assets under management	real estate professionals	countries

Investing in best of breed assets in select markets

Fund Management

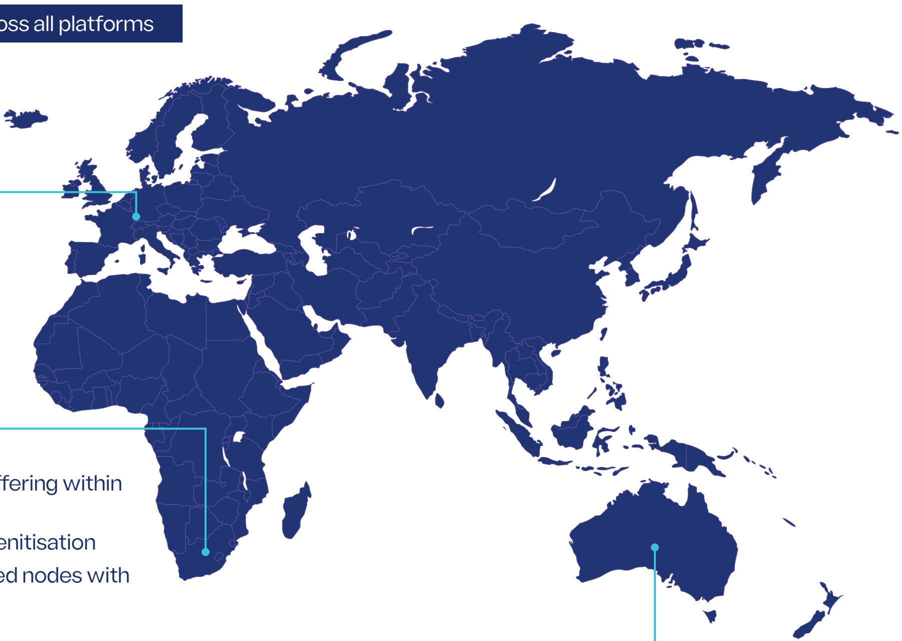
Investment Management

Asset Management

Development Management

Global reach with local presence

Integrated real estate investor, acting as manager across all platforms



c. €1.2bn GAV

EUROPE

- €1.0bn (GAV) PEL portfolio: 20% ownership (partner Blackstone)*
- €170m (GAV) German light industrial platform management contract

c. R13.8bn GAV

SOUTH AFRICA

- Diversified real estate manager (100% owner)
- Retail: niche assets or those that are the dominant offering within their respective locations
- Office: multi-tenanted, well-located, with strong amenitisation
- Industrial: good-quality functional space in established nodes with consistent/stable demand

c. A$1.2bn GAV^

AUSTRALIA

- 50/50 JV in Irongate Group
- Institutional partners Ivanhoe Cambridge, Phoenix Property Investors, Metrics, Frasers
- LP investment in ITAP Fund
- Co-investment in industrial platform (Phoenix Property Investors)
- Co-investment in new industrial platform (a leading global alternative asset management firm)

* Transaction approved by shareholders on 28 October 2024 and completed on 12 November 2024.
^ Post the current identified pipeline, following the establishment of the new industrial JV.

We transform potential into value

A successful history of creating, building and managing real estate businesses

The Group has created value through varying economic cycles, by adhering to the following key operating principles:

1	2	3	4	5
We are real estate purists who invest in best-in-class assets The Group's portfolio of investments has been built over the years by adhering to our investment philosophy of acquiring quality assets with compelling property fundamentals in strategically selected sectors and geographies where we have an in-depth understanding of the market dynamics in those areas.	**We are client centric and proactively partner with our clients to provide the best client experience.** We believe in building trusted long-term relationships with our clients and stakeholders and creating enhanced returns through value-added initiatives. We embrace a client-centric approach in our business ethos, focusing on active, hands-on property and client interaction to ensure clients are provided with an extraordinary experience. We aim to deliver purposeful and authentic client experiences with agility, speed and passion.	**We are hands-on and highly skilled with strong local knowledge.** We operate in markets where we have people on the ground with proven track records. With a combination of hands-on property skills, financial expertise and passion for real estate, our team comprises both experienced and young professionals who operate in a highly collaborative and entrepreneurial environment. Collectively, the team possesses a deep-rooted understanding of how to deliver excellence in client service.	**We rigorously manage our balance sheet and focus on dynamic capital allocation.** We actively manage our capital, gearing level and liquidity to ensure that our balance sheet is sound and can support our long-term strategic objectives. We believe in disciplined capital allocation and continued capital rotation to meet risk-adjusted targets.	**We focus on delivering holistic sustainable value.** We take a longer-term view on property fundamentals through varying cycles. We look to optimise our capital and unlock value by taking calculated, well-measured and managed risks. Our long-term track record is testament of this approach and our ability to deliver sustainable returns. Sustainability is not only about returns, but we also fundamentally believe that the UN Sustainable Development Goals (SDGs) should form a cornerstone of our business practices and strategies. We aim to create broader long-term stakeholder value that is profitable and impactful in the areas where we operate.

Commentary
continued

OVERVIEW OF THE SIX-MONTHS ENDED 30 SEPTEMBER 2024

In the first six months of the 2025 financial year ("FY25"), the Group has made significant progress in executing its stated strategy, with many of these initiatives expected to start delivering results in 2H25 and beyond. Key highlights during the period include:

- The Group has accelerated the expansion of its fund and asset management strategy across all regions in which it operates:
  - Strategic partnership with the Group's Pan-European Logistics portfolio ("PEL portfolio") and funds managed by affiliates of Blackstone Inc. ("Blackstone") (i.e. "the Blackstone Transaction").
  - The Irongate JV (concluded in March 2023) provides a strong platform for the Group to grow its AUM in Australia. Irongate has concluded a new industrial joint venture backed by a leading global alternative asset management firm, increasing Irongate's third-party equity AUM from A$490 million at FY24 to c.A$628 million (up 40% since acquisition).
  - Burstone is currently in exclusive negotiations with regards to a co-investment opportunity and ongoing management of a €170 million German light industrial and last mile logistics platform.
  - Burstone is in exclusive negotiations with cornerstone investors in South Africa to seed and aggregate to scale an "SA Core plus platform".
- The Group's balance sheet was significantly bolstered during the period:
  - The Group's adjusted loan to value ("LTV") is expected to reduce to c.33.5%* post the implementation of the Blackstone Transaction (Mar-24: adjusted LTV of 44.0%). Look-through gearing will reduce from 58% to c.41%.
  - Successful refinancing of R6.6 billion of Group ZAR and EUR debt in August 2024 that has improved margin, extended the debt profile and provided greater flexibility with respect to sales and facility settlement.
- The Group continued with its capital recycling programme, with c.R0.3 billion of sales unconditionally concluded during 1H25 and a further c.R0.3 billion are awaiting transfer.
  - The Group expects further asset sales to amount to between c.R1.0 billion to c.R1.2 billion over the next 12 months.
- Half year results were in line with guidance, with distributable income per share ("DIPS") declining by 3.0% to 49.53cps (Sep-23: 51.07cps).
- The results were underpinned by stable operational performances from the South African and European businesses, with like-for-like ("LFL") net property income ("NOI") marginally declining by 1.2% in the South African portfolio and increasing by 1.1% (in EUR) in the PEL portfolio (c.8% in ZAR).
- Fee revenue grew by 54.5% over the period to R34 million (Sep-23: R22 million), amounting to 8.5% of distributable earnings (Sep-23:5.4%). The Group expects the funds and asset management initiatives to have a significant impact on earnings over the next few years.
- The Group continued to maintain its cost discipline, reducing Group expenses by 5.2% during the period, supported by the benefits of the internalisation transaction. Additionally, the PEL platform contributed c.€0.5 million in cost savings.
- The results from underlying operations were as expected, impacted by higher funding costs, with an increase in interest rates resulting in a c.R40 million increase in funding costs over the period.
- Valuations of the South African and PEL portfolios remained stable and broadly in line with March 2024.
- Net asset value ("NAV") decreased by 9.7% to R13.95ps (Mar-24: R15.45ps) largely because of a decrease in the on-balance sheet PEL investment value (due to the derecognition of the portfolio premium) and strengthening of the Rand.
- The dividend payout ratio at 1H25 was 90% with a total dividend of 44.58cps (Sep-23: 48.52cps).

* Reported LTV is 47.7%, which has been adjusted to include proceeds from sales of South African assets which have been agreed and all conditions met at the balance sheet date, but are still awaiting transfer, and the implementation of the Blackstone Transaction which became unconditional on 28 October 2024.

Commentary
continued

STRATEGIC REVIEW

THE GROUP HAS A CLEAR SET OF STRATEGIC OBJECTIVES FOR THE SHORT TO MEDIUM TERM

Integration	Optimise current portfolios	Maintain a robust balance sheet	Growth	Holistic sustainability
• Unlock distribution synergies and capability across geographies • Active international investor and stakeholder engagement • Leverage cross-border skills, knowledge, experience and expertise • Leverage processes and systems to maximise efficiencies and drive best practices	• Maintain stability • Client retention and experience • Enhance quality of recurring earnings • Reduce cost of occupation • Exit non-core assets • Extract cost savings across the Group • Consider broader cost and operational synergies	• Maintain a medium-term LTV ratio of 34% to 36% • Capital recycling to create capacity • Introduction of LP capital to invest alongside Burstone (where appropriate) • Actively manage refinance and interest rate risk • Maintain an appropriate dividend policy that supports our long-term strategy	• Funds and asset management roll-out in all regions • Seek value-add/core plus opportunities	• Further embed ESG principles and processes across our business • Focus on initiatives that can meaningfully impact our priority UN SDGs • Further develop solar roll out strategy • Aim to achieve net-zero emissions

Creating long-term sustainable value

Commentary
continued

Key strategic focus areas for the Group have been de-leveraging the balance sheet and seeking growth opportunities that optimise its allocation of capital and leverage management capabilities. A key element of the Group's growth strategy has been focused on building out its funds and asset management strategy.

During 1H25 the Group has made the following progress towards achieving these objectives.

1. Acceleration of the Group's funds and asset management strategy

The Group has made significant progress in accelerating its funds and asset management strategy. The Group is well positioned to execute this strategy, underpinned by management teams who have a successful track record of aggregating and realising value for multiple third-party capital investors.

Expanding the Group's fund and asset management model offers multiple benefits for Burstone:

- Releases capital and serves as a de-gearing mechanism for the Group, as Burstone sells into and seeds new portfolios.
- Diversifies the investment base and capitalises on operational synergies.
- Operational and financial leverage.
- Access to capital to facilitate growth.
- Creates new revenue streams for the Group, through fund management fees (and potential performance fees based on performance) and enhancing the return on Burstone's deployment of capital.

In terms of the fund management model:

- Burstone will use its existing asset base to seed new portfolios in which the Group will remain significantly invested.
- Potential new portfolios and strategies will be built out across different markets, asset types and risk appetites including core, core plus and value-add, targeting high single digit cash on cash returns and mid-teen IRRs (per Burstone capital allocation framework).
- The Group will ultimately assume non-controlling equity interests (15% to 25%) in these new strategies. Burstone will retain management control of the platforms.
- Significant upside potential as the Group builds out its funds and asset management platforms by partnering with credible capital partners.
- The Group will seek third party capital to co-invest alongside the Group, with ability to further scale through in-platform gearing.
- Burstone will serve as fund and asset manager, leveraging the capabilities and skill of its strong management teams (with successful track records) in all core geographies.

In terms of current initiatives and progress made:

- Strategic partnership with Blackstone (approved by shareholders on 28 October 2024):
  - Burstone retains a 20% co-investment in PEL and asset management of the c.€1 billion PEL portfolio.
  - Net proceeds to Burstone of c.€250 million (R5 billion), which will be used to:
    - reduce debt by c.R4 billion, thereby lowering LTV to c.33.5%;
    - capitalise on potential future growth opportunities across the Group's core regions and strategies (with c.R860 million for near term commitments into the Group's Australian and German platforms which are anticipated to generate high single digit cash on cash returns and high teen leveraged IRRs);
    - support further growth in the PEL platform over time; and
    - increase the dividend payout ratio.
  - The earnings impact of the Transaction is expected to be marginally accretive in the short-term and is expected to be increasingly earnings enhancing in the medium term due to:
    - Reduced impact of higher funding costs through lower Group leverage;
    - Increased fee revenue and operational leverage through scale; and
    - Accretive capital deployment over time.
  - The partnership with Blackstone offers significant strategic benefits, aligning best-in-class capital with Burstone's strategic direction and unlocking scalability and growth potential for the Group's fund and asset management business. Additionally, enhanced access to capital and resources will drive operational efficiencies and boost profit margins. It also facilitates easier market expansion leveraging relationships and buying power for services such as market data and competitor analysis. Additionally, it increases diversification across core markets and tenant mixes while deepening the strong relationship with Blackstone, building on a proven track record of successful collaborations.
  - The strategic partnership will look to further aggregate industrial and logistics properties across Burstone's core European markets. A strong pipeline of opportunities has already been identified.

Commentary
continued

- Europe:
  - Burstone is currently in exclusive negotiations with regards to a co-investment opportunity and ongoing management of a €170 million German light industrial and last mile logistics platform.
  - This will replicate a previously successful light industrial track record in Europe.
- Australia:
  - The Irongate JV (concluded in March 2023) provides a strong platform for the Group to grow its assets under management ("AUM") in Australia.
  - Irongate has concluded a new industrial joint venture backed by a leading global alternative asset management firm, increasing Irongate's third-party equity AUM from A$490 million (FY24) to c.A$628 million (up 40% since acquisition).
  - New industrial joint venture: an initial soft commitment of A$200 million of equity has been earmarked with the aim to upsize upon successful deployment:
    - Burstone, through Irongate, will have a minority co-investment in the new joint venture and the Irongate JV will provide the investment and asset management functions.
    - Initial portfolio of industrial assets located in Queensland - total purchase consideration of c.A$140 million and equity commitment from the new joint venture of c.A$80 million.
    - Strong acquisition pipeline already identified and is far progressed.
- South Africa:
  - Burstone is in exclusive negotiations with cornerstone investors to seed and aggregate to scale an "SA Core plus platform".
  - This will utilise a portion of South African assets to seed the platform and is expected to be executed over the next 6 to 12 months.
  - On completion, Burstone will act as fund and asset manager of the platform.

Post the successful implementation of the Blackstone and Australian transactions, Burstone's total direct and indirect GAV will be c.R42 billion, of which 56% is third-party AUM. Third-party AUM is expected to increase almost 5x from R4.7 billion (FY24) to c.R23.4 billion. Fund and asset management revenues are expected to more than double over the next 12 to 24 months.

2. De-leveraging and bolstering the Group's balance sheet

The Group has a strong and stable balance sheet with the flexibility and headroom to move quickly on new opportunities.

Post the implementation of the Blackstone Transaction, the Group expects its LTV to decrease from 44.0% (FY24) to c.33.5%, providing headroom to support the Group's strategic initiatives. Look-through gearing will reduce from 58% to c.41%.

During the period, the Group successfully sold South African assets totalling c.R0.6 billion at a c.9% discount to book value. Over the past three and a half years the Group has sold R3.4 billion of South African assets at a marginal discount to book value. The Group is actively working on several initiatives to continue to recycle its capital efficiently with a pipeline of R1.0 billion to R1.2 billion of South African assets identified for sale over the next 12 months.

The Group has proactively managed its refinancing and interest rate risk, with several initiatives completed during 1H25:

- On 30 August 2024, the Group completed a R6.6 billion refinance of Group ZAR and EUR debt, with strong support received from the Group's existing lenders. The refinance has significantly reduced near-term liquidity risk and provided enhanced flexibility:
  - Achieved an annual margin saving of c.20 basis points.
  - Extended the Group's debt expiry to 3.5 years (from 2.2 years at 31 March 2024).
  - Ability to settle facilities without penalty after the completion of the Blackstone Transaction.
  - The Group negotiated a more favourable covenant set, achieving full alignment with all lenders. The security pool was restructured to provide flexibility and to exclude South African assets held for sale, which are expected to be sold in the near term.
- All EUR CCIRS will be settled post the Blackstone Transaction.
- In 1H25, the ZAR IRS were proactively restructured, enhancing the margin by 5 basis points. The tenor was extended to three years, up from two years in March 2024, while optimizing the risk weighting of the expiry profile to eliminate significant exposure in any single bucket. No ZAR IRS are set to expire in 2H25.
- Following the Blackstone Transaction, debt within the PEL platform was settled and new financing arrangements were entered into (arranged by Blackstone).

Commentary
continued

Post the Blackstone Transaction, the Group has c.R1.9 billion of undrawn committed facilities to settle short-term debt expiries and has sufficient covenant headroom across all regions. There is no debt expiring in the next 12 months.

The Group remains well-hedged, covering 95% of its interest rate exposure at rates below current market levels. Upon completion of the Blackstone Transaction, the Group's investment into PEL has been hedged at 100% (through a combination of EUR debt and EUR CCIRs) in the short-term but will normalize to a range of 60% to 70% over time. The Group's investment in Australia is 60% hedged AUD/ZAR via CCIRS in line with the Group's policy, with no significant refinancing risk in any single period.

Further information on the management of our balance sheet and the Group's expected LTV is provided on pages 46 to 48.

FINANCIAL REVIEW

Performance highlights

The underlying South African and European portfolios continued to perform in line with expectations, with the South African portfolio delivering a marginal decline in LFL NOI of 1.2% and the PEL portfolio delivering a 1.1% increase in LFL NOI in EUR (up c.8% in ZAR).

The South African portfolio benefited from strong letting across the portfolio (222 632m^2) with notable long dated leasing achieved in the industrial sector. Both the retail and industrial portfolios continued to post positive NOI growth, while the office sector was impacted by ongoing negative rent reversions driven by subdued market rental growth. Reversions across the portfolio amounted to negative 8.4% (Sep:23: negative 12.2%).

In the PEL portfolio, gross rental growth was driven by positive rental reversion (+10.2%), good letting and renewal activity (46 554m^2) and c.3.4% indexation across the portfolio. The Group has re-let or renewed 95% of space that expired over the period. Vacancy remained low at 3.1% (Mar-24: 2.2%; Sep-23: 0.9%) although there was an increase over the period which offset some of the growth in contracted rent.

Further information on our regional portfolios is provided on pages 38 to 46.

The Group benefited from momentum in its fund and management activities with fee income growing by 54.5% in the period to R34 million (Sep-23: R22 million). In addition, costs remain well controlled with expenses reducing by 5.2% over the period, with the Group reaping benefits through the management internalisation. Additionally, the PEL platform contributed c.€0.5 million in cost savings.

As expected, overall Group financial performance was however, dampened by higher funding costs, with finance costs increasing by c.R40 million due to higher interest rates over the period, notably a 60bps increase in Euribor. Furthermore, the Group funded increased capital expenditure over the period.

Considering the above-mentioned factors Group DIPS decreased by 3.0% to 49.53cps (Sep-23: 51.07cps).

Balance sheet highlights

The Group's balance sheet position has significantly strengthened, as explained on page 34. Further information on the Group's balance sheet and interest rate risk management is provided on pages 46 to 48.

DIVIDEND PAYOUT

The Board has resolved to increase the Group's dividend payout ratio from 75% at March 2024 to between 85% to 90% going forward.
The payout ratio was 90% for the first six months of the year, resulting in a dividend for the period of 44.58cps (Sep-23: 48.52cps), representing a decline of 8.1% yoy and an aggregate dividend of R359 million (Sep-23: R391 million).

CHANGES TO THE BOARD

As part of its corporate governance practice, the Board, on an ongoing basis, evaluates factors such as independence, diversity, skills and attributes and rotation in determining the optimal board composition. In August 2024, Nosipho Molope retired from the Board having served on the Board since 2021.The Board would like to express its gratitude to Nosipho for her service and dedication to the Group. In August 2024 and November 2024, Vuyisa Nkonyeni and Raisibe Morathi were appointed, respectively, as independent non-executive directors. The Board welcomes Vuyisa and Raisibe to the Group and looks forward to their contributions.

Commentary
continued

PROSPECTS AND GUIDANCE

The strategic focus of the Group over the past year has been on its repositioning from a property investment business into an integrated international real estate fund and asset management company. The Group has made significant strides in executing on its stated strategy.

South Africa

Although sentiment in the South African market is beginning to improve following recent interest rate cuts, investors remain cautiously optimistic. The industrial and retail sectors remain relatively strong, benefiting from steady demand, while the office sector continues to face challenges with high vacancies and slower recovery in occupancy, albeit the sector is showing signs of recovery.

The South African portfolio has stabilised and is performing in line with expectations, with LFL NOI growth expected to be flat relative to FY24, due to ongoing negative reversions in the office portfolio. Initiatives to reduce our client's cost of occupation will become increasingly necessary to drive bottom line earnings. Asset sales are expected to be marginally dilutive, and the business will continue to fund additional capital expenditure to maintain the quality of the portfolio.

The Group will remain focused on sustaining the quality and relevance of its portfolio, executing its capital recycling program, and exploring opportunities to launch its South African fund and asset management strategy.

Europe

The Blackstone Transaction is effective from 12 November 2024, and the Group's interest in the PEL portfolio will decrease from 83.15% to 20% for the period 12 November 2024 to 31 March 2025. On a LFL full year basis, the Blackstone Transaction is expected to be earnings accretive, due to higher management fees and interest savings from reduced leverage, which offset the net loss from the reduced investment in PEL.

A key strategic priority remains maximizing stakeholder value through our partnership with Blackstone. Together, Burstone and Blackstone will grow the PEL portfolio by focusing on aggregating industrial and logistics properties across core European markets.

Furthermore, the Group will benefit from the management of the new German light industrial and last mile logistics platform.

Australia

The Irongate business has performed well, and the business continues working with its core investor base, while continually engaging with new capital partners to explore a strong pipeline of opportunities. Irongate will benefit from growth in its recently established industrial platforms, and we expect an increase in the contribution to earnings from the Irongate JV as we deploy capital alongside new partners.

Balance sheet

The Group's balance sheet is strong with sufficient financial headroom to capitalise on potential future growth opportunities, which is key to delivering shareholder value and short-to-medium-term growth across the Group's core regions and strategies.

Effective capital optimisation remains a key strategic imperative and investment opportunities will be considered in line with the Group's capital allocation framework and overall leverage. The Group will seek to target a longer-term leverage ratio below 35% with a medium-term LTV between 34% to 36%.

The Group will continue to assess several opportunities to fund its growth strategy and decrease reliance on its balance sheet including continued asset recycling, the development of its South African fund management strategy and the introduction of LP capital partners to co-invest alongside Burstone.

Overall Group

Expanding the Group's fund and asset management model offers multiple benefits for Burstone, particularly the ability to achieve enhanced integrated real estate returns. This approach combines traditional real estate asset yields with additional upside from operating a funds, investment, and asset management model, where the Group can earn management, leasing, and acquisition fees, as well as potentially generate performance fees through outperformance.

This hybrid model of traditional real estate investment, integrated with expertise across fund management, investment management, asset management and development management support the Group's strategy of delivering enhanced returns on capital deployed and maximising operational leverage from its scalable platform.

The rollout of the Group's fund and asset management strategy, and the conclusion of recent transactions, is expected to generate a significant increase in fee revenue over the next two years.

Commentary
continued

Maintaining portfolio quality is essential, and the Group will continue investing in structural capital expenditures to support this strategy. However, combined with higher average interest rates, this will lead to increased funding costs for FY25.

Taking the above into account, and the underlying performance anticipated from the South African and European portfolio, the Group believes that FY25 earnings will deliver to the upper end of market guidance previously given of between negative 2% and negative 4%.

The above guidance assumes that current normalised trading conditions will persist and does not consider the impact of any unforeseen circumstances, potential business failures or the occurrence of any other factors that are beyond the Group's control.

Strategically the Group is pleased with the progress made across the business, notably in the roll-out of its international fund and asset management strategy. With an underlying quality asset base and a strong balance sheet, Burstone has solid foundations for future growth. We believe that our integrated international hybrid business model will be a key differentiator as we continue to implement our strategic plan over the next few years.

Moses M Ngoasheng
Independent Non-executive Chairman

Andrew Wooler
Chief Executive Officer

20 November 2024

Commentary
continued

PORTFOLIO REVIEW: SOUTH AFRICA

South Africa overview

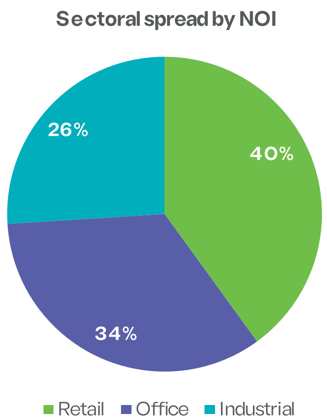
The South African direct property portfolio accounts for 33% of the Group's GAV. The local portfolio comprises 62 high-quality properties in strategic, well-located nodes.

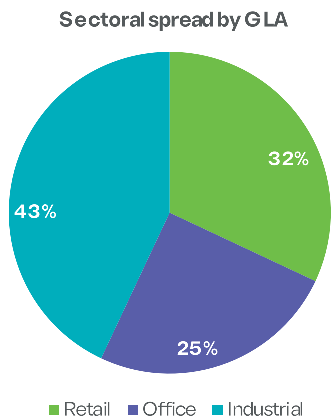
The South African portfolio is a stable and mature portfolio that supports a sustainable level of cashflow. We continue to proactively partner with our clients to provide the best client experience and focus on creating enhanced returns through value-added initiatives. The strength of our client relationships and our continued focus on improving marketing efforts and remaining responsive to client requirements remains a key underpin to our performance.

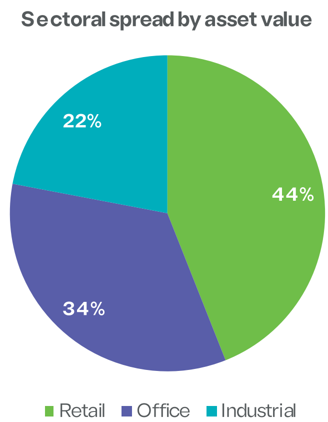
The table below presents a snapshot of the South African property portfolio:

	TOTAL			OFFICE			INDUSTRIAL			RETAIL		
Portfolio	**30 September 2024**	31 March 2024	30 September 2023	**30 September 2024**	31 March 2024	30 September 2023	**30 September 2024**	31 March 2024	30 September 2023	**30 September 2024**	31 March 2024	30 September 2023
Number of properties	62	73	77	24	27	29	22	28	30	16	18	18
Asset value (R'bn)	13.8	14.2	14.2	4.7	5.0	5.1	3.0	3.3	3.3	6.1	5.9	5.8
GLA (m^2)	896 583	971 331	996 100	221 252	235 277	237 000	389 785	446 979	475 500	285 546	289 075	283 600
LFL base NOI growth	(1.2%)	1.5%	2.0%	(5.9%)	(7.5%)	(7.8%)	1.5%	9.5%	11.5%	1.8%	5.9%	6.0%
Cost to income (excl. bad debts)	25.5%	22.7%	24.2%	31.4%	28.5%	31.8%	18.6%	18.2%	18.0%	24.0%	19.4%	20.4%
Arrears as a percentage of collectibles	3.0%	2.6%	2.8%	3.0%	3.2%	2.8%	3.2%	0.8%	2.0%	2.7%	3.1%	3.4%
Vacancy (by GLA)	4.6%	4.5%	3.7%	7.2%	8.4%	5.7%	3.1%	3.0%	2.2%	4.6%	3.7%	4.5%
WALE (years)	3.5	3.0	2.8	3.4	3.3	2.8	4.7	2.8	2.5	2.9	2.8	3.1
Reversion on new leases	(8.4%)	(9.3%)	(12.2%)	(25.8%)	(31.6%)	(27.4%)	(11.6%)	(7.1%)	(3.7%)	5.8%	1.5%	2.6%
In-force escalations	6.4%	6.8%	6.8%	6.7%	7.0%	6.8%	6.2%	7.0%	7.2%	6.2%	6.2%	6.2%

The sectoral spread of the South African portfolio is set out below:







Commentary
continued

South Africa financial performance

In the first six months of FY25, the business reported a 1.2% decline in LFL NOI. The business benefited from strong letting across the portfolio with notable long dated leasing achieved in the industrial sector. Both the retail and industrial portfolios continued to post positive NOI growth, while the office sector was impacted by ongoing negative rent reversions driven by subdued market rental growth. Reversions across the portfolio amounted to negative 8.4% (Sep:23: negative 12.2%).

Overall results for the region declined by 6.3%, with net income reductions from asset sales largely offset by savings in interest expenses. However, the results were affected by the funding of c.R300 million capex and development spend over the past year.

South Africa income statement

Rm	6 months ended 30 September 2024	6 months ended 30 September 2023	% change
Gross income	633	639	(0.9%)
Net expense	(158)	(158)	-
Base net property income	**475**	**481**	**(1.2%)**
Office[1]	176	187	(5.9%)
Industrial[2]	132	130	1.5%
Retail[3]	167	164	1.8%
Developments NOI	25	26	(3.8%)
Acquisitions and disposals NOI	33	75	(56.0%)
Total net property income	**533**	**582**	**(8.4%)**
South African finance costs[4]	(101)	(121)	16.5%
South African distribution	**432**	**461**	**(6.3%)**
Property base net cost to income ratio (excluding bad debts)	25.5%	24.2%	
Arrears as % of collectibles	3.0%	2.8%	

1 Impacted by negative reversions.

2 Strong letting across the portfolio.

3 Continued improvement in trading metrics, refer to page 41.

4 Declined due to disposals over the period; offset by increased funding costs on capital expenditure.

South Africa letting activity

The Group successfully let 222 632m^2 (99.7%) of space expiring in 1H25 and 7 570m^2 (17%) of opening vacancy.

Whilst negative reversions are likely to persist, particularly in the office sector, we are seeing some rental growth return and reversion levels are starting to reduce. Our incentive levels remain low and are focused on tenant installations vis a vis rent free periods.

	Expiries and cancellations GLA (m²)	Renewals and new lets GLA (m²)	Weighted average gross expiry rental R/m²	Weighted average gross new rental R/m²	Rental reversion %	Average escalation %	WALE years	Incentive % lease value	Retention %
Office	15 394	14 711	258	186	(27.8%)[1]	7.4%	4.0	7.6%[4]	60.2%
Industrial	128 036	123 958	104	94	(10.2%)[2]	7.4%	4.0	1.4%	77.3%
Retail	32 155	36 235	226	244	7.8%	6.3%	4.3	1.2%	97.3%
Subtotal	**175 585**	174 904	**142.3**	132.4	**(6.9%)**	7.1%	**4.0**	1.9%	**83.3%**
Early letting	47 728	47 728[3]	122.3	107.5	(12.1%)	7.0%	4.9	1.3%	100.0%
Subtotal	**223 313**	222 632	**143.2**	131.2	**(8.4%)**	7.1%	**4.2**	1.8%	**86.2%**
Opening vacancy	43 694	7 570							
Total letting	**267 007**	230 203							

1 Largest reversions arising from new letting in Rosebank, at the end of a 10 year developmental lease. Long-dated leases (i.e. leases of 5 years or longer) have reversions of approximately negative 31%; whilst short-dated leases (i.e. leases of less than 5 years) have reversions of approximately negative 8%.

2 Long-dated leases (i.e. leases of 5 years or longer) have reversions of approximately negative 16%; whilst short-dated leases (i.e. leases of less than 5 years) have reversions of approximately negative 2%.

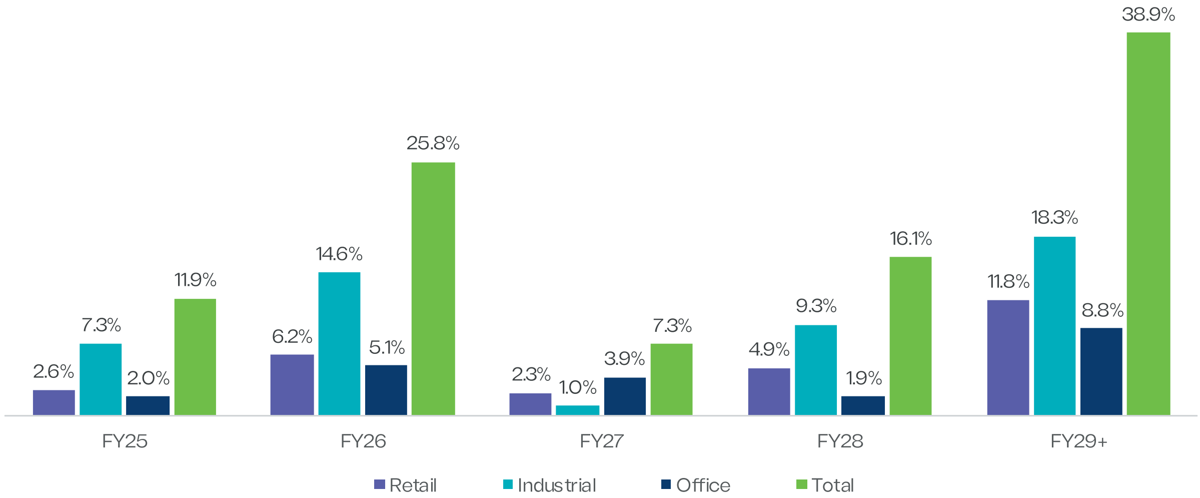
3 Early letting driven by industrial sector GLA of 37 043m^2.

4 Incentives have largely comprised tenant installations.

Commentary
continued

South Africa lease expiry profile (by revenue)

The Group maintains a well-staggered lease expiry profile with 88% of leases expiring in FY26 and beyond.



South Africa collections and arrears

Arrears have decreased from R55 million (Sep-23) to R54 million outstanding debtors (including legal debtors) as at 30 September 2024. Arrears as a percentage of collectibles amount to 3.0% (Mar-24: 2.6%).

South Africa valuation

The base portfolio yield remained stable on a LFL basis at 8.5% (Mar-24: 8.7%) with vacancy ratios and other operating metrics remaining broadly in line with FY24. The Group spent R82 million on value enhancing capex during the period.

South Africa property disposals

During the period, the Group disposed of 9 assets for c.R0.6 billion at a c.9% discount to book value. Of these assets, c.R0.3 billion are awaiting transfer. The Group is targeting a further c.R1.0 billion to R1.2 billion of assets disposals in the next 12 months. Over the past three and a half years the Group has sold R3.4 billion of South African assets as a marginal discount to book value.

South Africa strategic priorities and outlook

In South Africa the Group has a stable and mature portfolio which supports a sustainable level of earnings. However, growth expectations remain low given domestic energy and industry challenges and global macro-economic volatility and uncertainty.

The current focus is on:

- The Group has built the foundation for a third-party fund management platform in which institutional capital can invest, and the business will continue to explore opportunities in this regard. The Group is focusing on launching its "SA Core plus platform" over the next 6 to 12 months.
- Maintaining the quality and relevance of the South African portfolio and extracting incremental value from existing assets;
- Continuing to execute on the South African asset disposal programme as part of the Group's levers to redeploy capital to growth initiatives;
- Supporting clients through continued initiatives focused on reducing the cost of occupation;
- Maintaining energy security within our portfolio;
- Further embedding our ESG initiatives; and
- Maintaining an appropriate level of capex spend.

Commentary
continued

PORTFOLIO REVIEW: SOUTH AFRICAN PORTFOLIO – SECTORAL PERFORMANCE

Office

Office assets comprise 34% of the South African portfolio by value, with 24 properties located in major commercial nodes. The Group's office assets remained resilient, with a marginal improvement in vacancy since the FY24 year-end.

The sector reported a decrease of 5.9% in LFL NOI for the period, primarily due to ongoing negative rent reversions due to the lack of short-term market rental growth. Net expenses remain well controlled, with the sector's cost-to-income ratio remaining in line with the prior period at 31.4% (Sep-23: 31.8%). Arrears as a percentage of collectibles amounted to 3.0% (Mar-24: 3.2%).

Office vacancies were well-managed at 7.2% by GLA (Mar-24: 8.4%; Sep-23: 5.7%). The Group's vacancy rates are one of the lowest across the sector. Letting statistics remain strong as a result of strong management skills and execution of our strategy which has been centred on enhancing the client experience. The lease expiry profile of the office sector portfolio is relatively smooth over the next 5 years with no specific concentration, additionally the geographic concentration of the expiries is limited. The portfolio remains over rented by 10% to 15%, but this gap has narrowed in the stronger decentralised nodes such as Bryanston and Fourways, which comprises a notable portion of the Group's portfolio.

As hybrid working evolves, tenants who previously downsized, have come to the realisation that more office space is required than previously anticipated (in the form of dedicated enclosed meeting spaces, to facilitate online meetings and calls) which has led to the expansion of space. The outlook for sector is cautiously optimistic, driven mainly by demand for P-Grade and A-Grade offices. Vacancy rates are starting to trend downwards, suggesting the market is reaching a new equilibrium.

Industrial

The Group's industrial portfolio comprises 22 properties (22% of total asset value) with strong fundamentals in well-established nodes.

The industrial property sector has experienced a strong comeback as evidenced by good demand for the Group's industrial assets resulting in strong letting activity and the emergence of market rental growth in the sector.

Vacancies by GLA remained in line with the FY24 year-end at 3.1% (Mar-24: 3.0%; Sep-23: 2.2%). The industrial sector delivered base LFL NOI growth for the period at 1.5%. The portfolio saw robust leasing activity, highlighted by significant long-term leases, which improved the weighted average lease expiry (WALE) from 2.8 years in Mar-24 to 4.7 years. Negative reversions of 11.6% (Sep-23: negative 3.7%) have however, impacted results. The cost-to-income ratio of the sector amounted to 18.6% (Sep-23: 18.0%). Arrears as a percentage of collectibles increased to 3.2% (Mar-24: 0.8%) due to one tenant.

Limited supply of stock in the industrial sector and lower risk appetite by banks to fund speculative developments in the current environment will continue to support demand for existing stock.

Retail

The Group's retail portfolio comprises 16 properties (44% of total asset value) strategically situated in semi-rural, non-metropolitan nodes, and are well-tenanted with a significant proportion of national clients. The shopping centres within the portfolio serve large catchment areas and are dominant in the nodes within which they are located.

The segment remains an attractive asset class within the Group's portfolio with LFL NOI growing 1.8% during the period, driven by contractual escalations, and positive reversions. Despite the headwinds faced by high inflation and elevated interest rates, a consistent improvement in trading metrics illustrates the defensive nature of the sector and consumer resilience:

- Average turnover increased by 4.3% for the 12 months ended 30 September 2024 (year to March 2024: +4.6%)
- Trading density amounted to R2,928/m^2 for the 12 months ended 30 September 2024 (year to March 2024: R2,901/m^2)
- Retail clients traded on an average cost of occupation of 6.5% representing a sustainable trading environment.

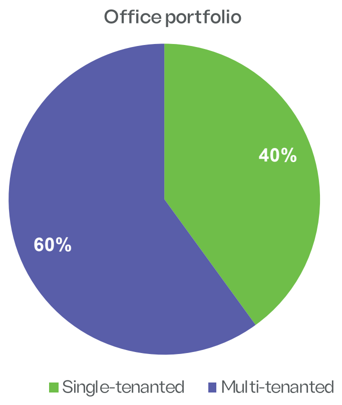
The cost-to-income ratio for the sector increased to 24.0% (Sep-23: 20.4%) as a result of higher net council utilities on various buildings. Arrears as a percentage of collectibles amounted to 2.7% (Mar-24: 3.1%).

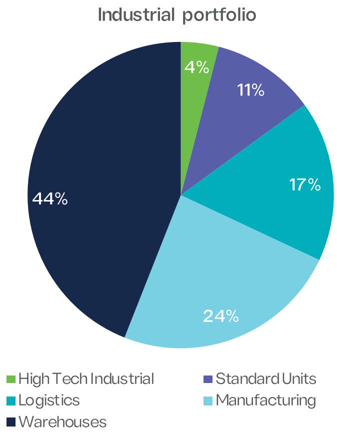
Vacancy increased to 4.6% (Mar-24: 3.7%), largely due to vacancies at Bryanston Boulevard which materialised in Q1 of FY25. Results were impacted by the vacancy at Zewenwacht as a result of the replacement of the second anchor.

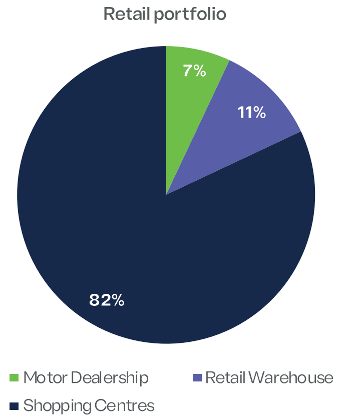
The Group concluded a JV with Flanagan and Gerard Frontiers Proprietary Limited in acquiring the Neighbourhood Square, a best-in-class convenience retail asset located in Linksfield, Johannesburg. The transaction was completed in July 2024.

Commentary
continued

A further analysis of the South African portfolio is set out below:







Commentary
continued

PORTFOLIO REVIEW: PAN-EUROPEAN LOGISTICS PORTFOLIO

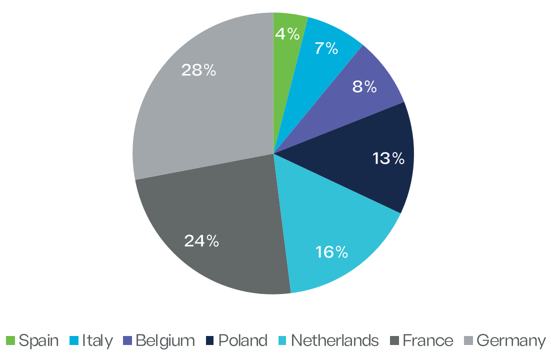
PEL logistics sector in context

The European logistics sector remains solid, driven by strong demand and limited new supply; however, the landscape is evolving. Rental growth and indexation are slowing across European markets, despite a recent easing in interest rates. Occupier demand is declining in certain areas, bringing to the forefront the need for active and front-footed asset management. Meanwhile, new supply is entering the market as development costs have stabilized and developers are tapping into fresh funding sources. Historically, significant interest rate hikes have introduced pricing volatility, negatively affecting long-term asset valuations. However, with rates now beginning to decline in FY25, the sector could see improved earnings prospects. Debt and equity markets are strengthening, breathing new life into investment activity.

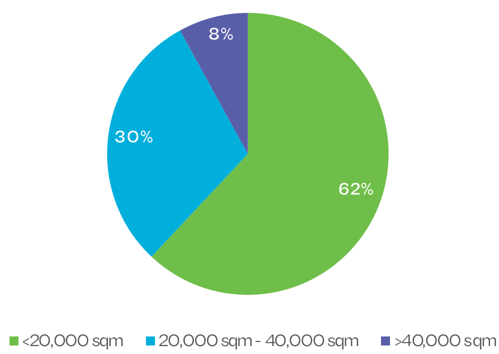
The table below presents a snapshot of the PEL property portfolio:

Portfolio	30 September 2024	31 March 2024	30 September 2023
Number of properties	32	32	32
Asset value (€'bn)	1.1	1.1	1.1
LFL base NOI growth	1.1%	6.2%	7.9%
Cost to income (excl. bad debts)	8.5%	8.5%	8.7%
Arrears as a percentage of collectibles	2.2%	1.4%	2.0%
GLA (m^2)	1 124 555	1 124 555	1 124 649
Vacancy (by GLA)	3.1%	2.2%	0.9%
Average vacancy (by GLA)	2.9%	1.3%	1.1%
WALE (years)	4.9	5.3	5.2
Average positive reversions on renewals and new leases	10.2%	5.2%	5.7%
Indexation	3.4%	7.8%	7.6%

Country exposure by contracted rent (€ p.a.)



Asset sizing GLA (SQM)



PEL financial performance

Performance of the PEL platform is underpinned by a strong, defensive portfolio that has capitalised on the sector dynamics consistently since acquisition. The portfolio is geographically diverse and concentrated in core Western European jurisdictions, with a strong tenant base and a varied lease expiry profile providing opportunities to drive rental income on a staggered basis, with the income derived from a wide spread of strong, household name companies.

A detailed income statement and balance sheet is provided on pages and 44 and 45.

Gross rental growth was driven by positive rental reversion (+10.2%), good letting activity and captured c.3.4% indexation across the portfolio. The Group has re-let or renewed 95% of space that expired over the period. Vacancy remained low at 3.1% (Mar-24: 2.2%; Sep-23: 0.9%) although there was an uptick over the period which offset some of the growth in contracted rent. As a result, base LFL NOI for the period grew by 1.1% (in EUR).

Other expenses declined by 19% (i.e. €0.5 million) as the Group has continued to implement several cost savings initiatives. As a result, the cost-to-income ratio (excluding bad debts) amounted to 8.5% (Sep-23: 8.7%).

Overall performance was however, dampened by the increase and volatility in global interest rates over the past year, which had an impact on the Group's unhedged portion of its interest exposure. PEL earnings (in EUR) declined marginally over the period largely because of the 60bps increase in average Euribor and increased funding for capex.

Burstone's share of PEL distributable earnings has increased by 6.9% in ZAR, as a result of the appreciation of the Rand to Euro over the period.

Commentary
continued

PEL income statement

€m	6 months ended 30 September 2024	6 months ended 30 September 2023	% change
Net rental income	28.9	28.6	1.0%
Property expenses	(2.5)	(2.5)	-
Net property income	**26.4**	**26.1**	**1.1%**
Asset management fees[1]	(4.0)	(3.9)	(2.6%)
Other operating expenses	(2.1)	(2.6)	19.2%
Tax	(0.9)	(0.9)	-
Interest	(11.8)	(11.0)	(7.3%)
Distributable earnings	**7.6**	**7.7**	**(1.3%)**
Property base net cost to income ratio (excluding bad debts)	8.5%	8.7%	
Arrears as % of collectibles[2]	2.2%	2.0%	
Recon PEL earnings to Burstone income:			
PEL total earnings before management fee (€m)	11.6	11.6	
Earnings before management fee attributable to Burstone (€m)[1]	9.6	9.6	
Asset management fee (Burstone earns on third-party funds) (€m)	0.7	0.7	
Translation rate	22.6	21.1	7.1%
PEL distributable earnings attributable to Burstone as reflected in investment income in the Group distributable earnings statement (ZAR m)	**218**	**204**	**6.9%**
Fee income earned by Burstone (ZAR m)	**15**	**14**	**7.6%**

1 83.15% relates to Burstone and the remainder to outside interests.

2 Includes arrears in respect of rent only and not service charges.

PEL collections and arrears

The arrears position amounted to €3.2 million (Mar-24: €2.9 million). The rental arrears excluding service charges represent 2.2% of collectibles (Mar-24: 1.4%).

PEL letting activity

The portfolio continues to capture market rental growth with 52.3% of space expiring been renewed at a positive 10.2% reversion. Additionally, a 21.5% uplift has been achieved on newly let space (20,936m^2) following expiry during 1H25. In total, 95% of space expiring was renewed or let.

	Expiries and cancellations	Renewals and new lets	Weighted average gross expiry rental	Weighted average gross new rental	Rental Reversion (renewals)	Incentive	Retention	WALE
	GLA (m²)	GLA (m²)	€/m²	€/m²	%	% lease value	%	Years
Germany	2 498	2 498	67.7	67.7	0%	0.0%	100.0%	1.0
France	41 633	41 633[1]	48.4	54.1	11.8%[1]	8.3%[2]	49.7%[2]	3.3
Poland	4 846	2 423	55.2	61.2	10.9%	11.1%[3]	50.0%	5.1
Subtotal	**48 977**	**46 554**	**50.9**	**56.1**	**10.2%[1]**	**8.5%**	**52.3%**	**3.2**
Opening vacancy	34 804							
Total letting	**83 781**							

1 Excluding a 21.5% uplift achieved on newly let space (20,936m²).

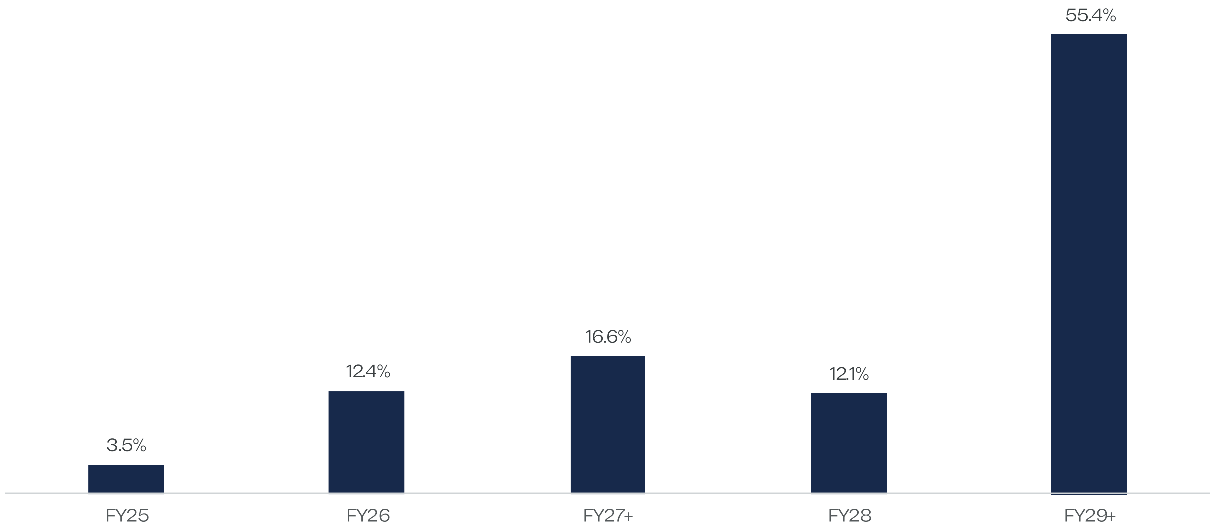
2 The remaining 51.3% that was expiring was let to a new tenant at a 21.5% uplift in rent. Incentives equated to 8.3% of the total value of the lease.

3 The tenant incentive for leases (renewals and new-lets) in Poland are generally higher compared to other markets.

Commentary
continued

PEL lease expiry profile to break by GLA (SQM)

The total portfolio WALE is 4.9 years to expiry (Mar-24: 5.3 years). Extended lease expiry with 45% of leases expiring between FY25 and FY28.



PEL summarised balance sheet

€m	30 September 2024	31 March 2024	% change
Investment property	1 055	1 055	-
Derivative financial instruments	9	17	(47.1%)
Trade and other receivables	42	36	16.7%
Cash	19	20	(5.0%)
Total assets	**1 125**	**1 128**	**(0.3%)**
Shareholder interest	399	417	(4.3%)
Total equity	**399**	**417**	**(4.3%)**
Long term borrowings	578	563	2.7%
Other liabilities	148	148	-
Total liabilities	**726**	**711**	**2.1%**
Total equity and liabilities	**1 125**	**1 128**	**(0.3%)**

PEL valuation

The on-balance sheet value of the PEL portfolio remained stable, with the valuation equating to a carrying yield of 5.1%. Market sentiment has become more optimistic, with stronger investment appetite and a noticeable uptick in deal completions compared to the first half of 2024, largely due to recent ECB base rate cuts.

PEL strategic priorities and outlook

The PEL portfolio continues to deliver stable operating metrics and is well positioned to leverage current market dynamics as interest rates stabilize. A key strategic priority remains maximizing stakeholder value through our partnership with Blackstone. Together, Burstone and Blackstone will grow the PEL portfolio by focusing on aggregating industrial and logistics properties across core European markets.

The European logistics sector remains a central investment theme, and this is an opportune time to pursue growth. Favourable structural drivers–including nearshoring trends, ongoing supply chain reconfiguration, e-commerce expansion, and technological advancements–are sustaining low vacancy rates in our key markets, which in turn supports a strong outlook for rental and capital growth.

Commentary
continued

IRONGATE GROUP

The Irongate JV (concluded in March 2023) provides a strong platform for the Group to grow its AUM in Australia. Irongate have partnered with several global investors including Ivanhoe Cambridge, Phoenix Property Investors, Metrics and Frasers. Irongate's philosophy centres on delivering strong returns to global real estate investors by leveraging its on-the-ground infrastructure and active asset management across diverse asset classes and strategies to align with market cycles and demand. With a well-defined strategy, Irongate focuses on acquiring and managing core-plus and value-add properties in Australia's major metropolitan areas.

The newly established industrial platform backed by a leading global alternative asset management firm (as explained on page 34) provides further impetus to Irongate's growth strategy. Post the current identified pipeline, Irongate's third-party equity AUM increases to c.A$628 million (up 40% since March 2023) in a portfolio of assets with an on-completion value in excess A$3.5 billion. The Irongate Group is well positioned to capitalize on a strong pipeline of opportunities.

BALANCE SHEET AND TREASURY

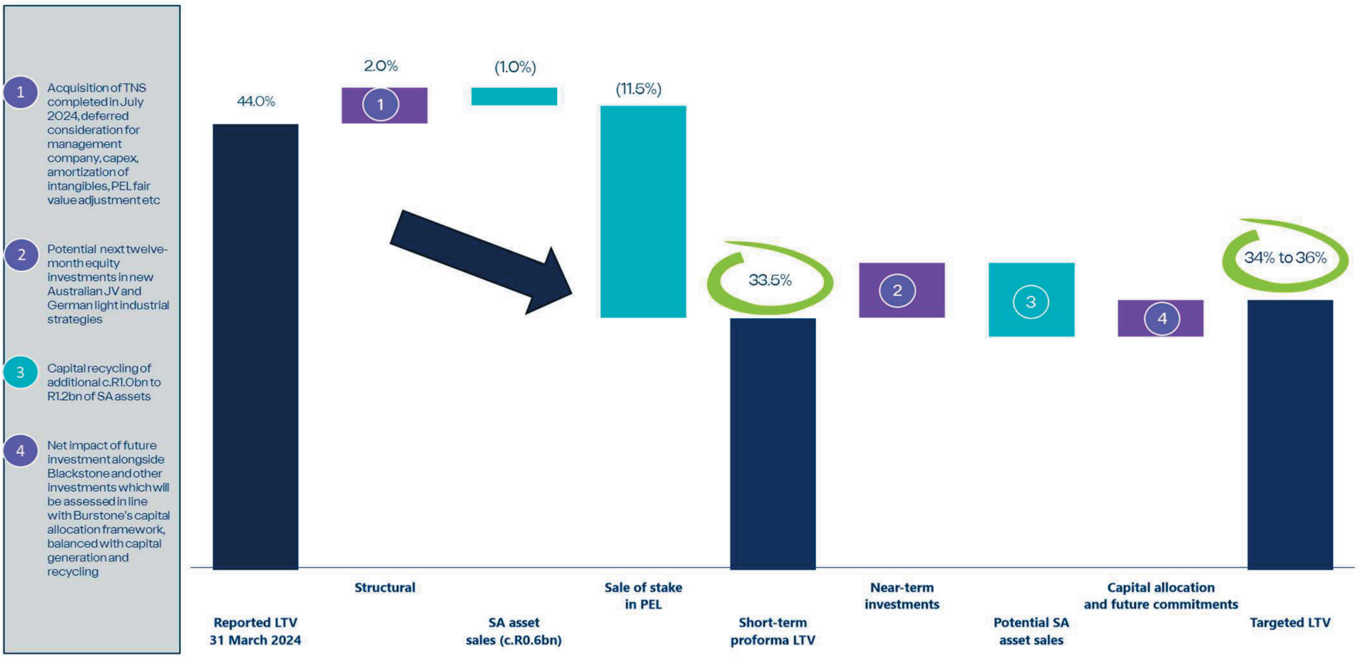
The Group continues to adopt a prudent and disciplined approach to balance sheet management. It strives to maintain sufficient liquidity with diversified funding sources across various lenders. The Group's financial position remains strong, with sufficient liquidity and a strong capital base to support portfolio growth.

LTV

The Group has significantly de-levered its balance sheet with the LTV ratio decreasing from 44.0% at March 2024 to c.33.5% post the completion of the Blackstone Transaction. Look-through gearing will reduce from 58% to c.41%. Post further anticipated asset sales and deployment into several growth opportunities across its portfolio, the Group expects LTV to be between 34% to 36% over the next 12 to 18 months.

Expected LTV next 12 to 18 months*

Clear deleveraging path through reduction of stake in PEL and execution of South African asset sales.
Near term capital requirements to grow the funds and asset management business to support enhanced returns.

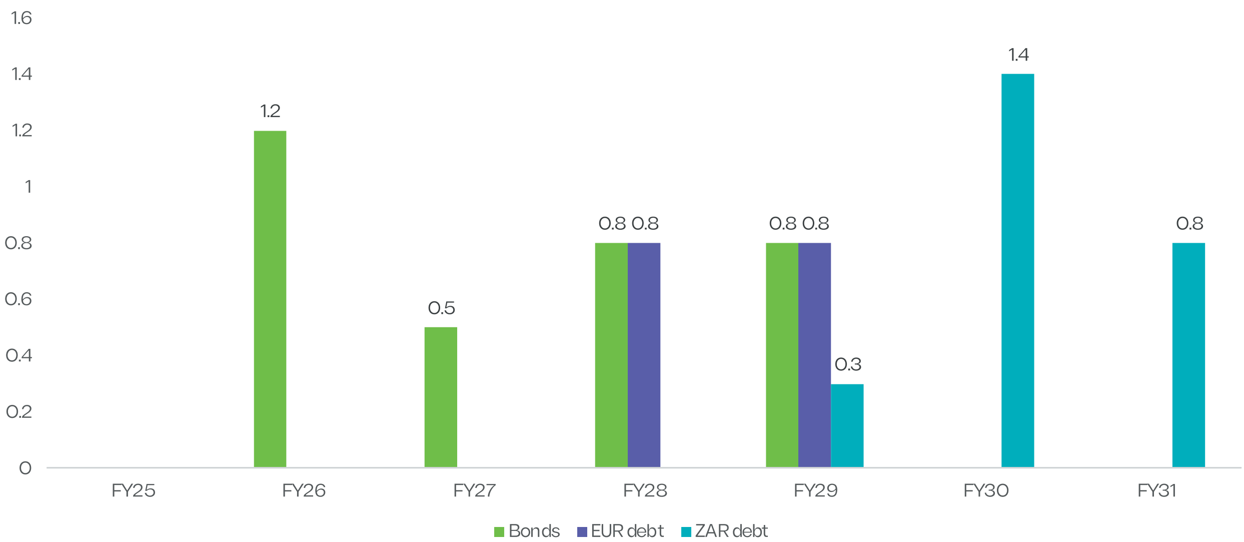


* Ignores impacts such as valuations, FX movements etc. Structural includes capex, amortisation of intangible assets etc

Commentary
continued

Liquidity

Group debt expiry by type and year (R'bn) (post the Blackstone Transaction)



Total Group debt (including undrawn committed facilities) post the Blackstone Transaction amounts to R6.4 billion (R4.9 billion in ZAR and R1.5 billion in EUR), with a ZAR cost of debt of 8.9% and a EUR cost of debt of 3.6%. Total ZAR swaps amount to R3.5 billon with a weighted average swap rate of 7.29% (Mar-24: 7.34%). The Euro debt is 100% hedged at an average weighted swap rate of 1.9% (Mar-24: 1.9%). All EUR CCIRS will be settled post the Blackstone Transaction.

Post the Blackstone Transaction, the Group has c.R1.9 billion of committed available facilities to settle short debt expiries. There is no debt expiring in 2H25, with R1.2 billion expiring in FY26.

Debt and hedging

Management is cognisant of the volatile global interest rate environment and maintains a high 96% hedge against total debt (Mar-24: 98%) at Group level.

Euro currency risk is managed through the Group's policy to maintain at least a 60% hedge against offshore investments and 100% hedge against foreign income, by way of foreign exchange contracts. Upon completion of the Blackstone Transaction, the Group's hedge against its investment into PEL will increase to 100% in the short-term but will normalize to a range of 60% to 70% over time.

The Group's investment in Australia is 60% hedged AUD/ZAR via CCIRS in line with the Group's policy, with no significant refinancing risk in any single period.

The maturity of the swap book has been extended to an average expiry of 2.3 years (Mar-24: 2.0 years). The Group actively manages its interest rate exposure by assessing various swap strategies and takes advantage of opportunities to extend its swap profile at lower rates where possible.

Commentary
continued

	Post the Blackstone Transaction				At 31 March 2024			
	Group			PEL	Group			PEL
	ZAR debt	EUR debt	Total	Europe	ZAR debt	EUR debt	Total	Europe
Quantum of debt	R4.9bn	R1.5bn	R6.4bn	€611m	R9.9bn	R2.0bn	**R11.9bn**	€566m
Debt maturity (years)	3.6	3.3	3.5	5.0	2.8	2.4	**2.2**	1.3
Swap maturity (years)	3.0	1.0	2.3	5.0[4]	2.0	1.8	**2.0**	2.5
Hedge percentage	88%	100%	96%	100%	95%	100%	**98%**	93%
Gearing %	-	-	c.33.5%	56%	-	-	**44%**	53%
Look-through gearing			c.41%				**58%**	
Average all-in cost of funding	8.9%	3.6%	5.7%	5.4%	9.2%	3.2%	**5.3%**	3.9%
Average debt margin (local currency)	1.5%	1.9%	1.6%	2.4%	1.7%	2.1%	**1.7%**	2.2%
Average swap rate	7.3%	1.9%	6.4%	3.0%[4]	7.3%	1.9%	**4.6%**	1.4%
Encumbrance ratio[1]	-	-	52%	100.0%	-	-	**48%**	100.0%
% debt secured[2]	-	-	48%	100.0%	-	-	**55%**	100.0%
% Foreign debt and CCS of EUR investment[3]	-	-	100%	-	-	-	**75%**	-

1 Secured assets as a percentage of total investments.

2 Secured debt as a percentage of total debt facilities.

3 Cross currency swaps are considered synthetic EUR funding.

4 On assumption that Blackstone put in place a 5-year interest rate cap.

BASIS OF ACCOUNTING

The reviewed interim condensed consolidated financial information for the period ended 30 September 2024 has been prepared in compliance with International Financial Reporting Standards ("IFRS"), the presentation and disclosure requirements of IAS 34, Interim Financial Reporting, the SAICA Financial Reporting Guide as issued by the Accounting Practices Committee and Financial Reporting Pronouncements as issued by The Financial Reporting Standards Council, the Companies Act, (71 of 2008, as amended) of South Africa and the JSE Listings Requirements.

The accounting policies applied in the preparation of the results for the period ended 30 September 2024 are consistent with those adopted in the financial statements for the year ended 31 March 2024. Further information is provided on pages 8 to 12. These reviewed condensed consolidated financial statements have been prepared under the supervision of the Chief Financial Officer, Jenna Sprenger CA(SA).

FORWARD-LOOKING STATEMENT

This report contains certain forward-looking statements which relate to the possible future performance and financial position of the Group. All forward-looking statements are solely based on the views and considerations of the directors. These statements involve risk and uncertainty as they relate to events and depend on circumstances that may or may not occur in the future. The Group does not undertake to update or revise any of these forward-looking statements publicly, whether to reflect new information, future events or otherwise.
These forward-looking statements have not been reviewed or reported on by the Group's external auditors.

CORPORATE INFORMATION

Burstone Group Limited

(Previously Investec Property Fund)
Approved as a REIT by the JSE
Incorporated in the Republic of South Africa
Registration number: 2008/011366/06
Share code: BTN
Bond code: BTNI
ISIN: ZAE000180915

Directors

Andrew R Wooler (Chief Executive Officer)
Jenna C Sprenger (Chief Financial Officer)
Moses (Moss) M Ngoasheng (Independent non-executive chair)
Philip A Hourquebie
Disebo Moephuli
Raisibe Morathi
Vuyisa Nkonyeni
Nicholas P Riley
Paul A Theodosiou
Rex G Tomlinson

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Pieter van der Sandt

Transfer Secretary

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Website

www.burstone.com

GLOSSARY

Term	Definition
Board	Board of directors of Burstone Group Limited
Burstone or The Fund or The Group	Burstone Group Limited including its subsidiaries, investments in joint-ventures and any other investments
CCIRS	Cross currency interest rate swaps
CGT	Capital gains tax
Cps	Cents per share
DIPS	Distributable income per share
DPS	Dividend per share
ESG	Environmental, social and governance
EV	Enterprise value
FEC	Foreign exchange contract
Gross income	Revenue from all investments aggregated on a proportionally consolidated basis
IAP	Investec Australia Property Fund
Investment yield	Income (earnings) and capital return over balance sheet equity value
IRS	Interest rate swap
ITAP	Irongate Templewater Australia Property
IWI	Investec Wealth and Investments
Izandla or Izandla Property Fund	Izandla Property Fund Proprietary Limited
Like-for-like or LFL	Comparable measure of growth
LTV	Loan to value, calculated as net debt / total investments net of minority interests
MTM	Mark to market
NAV	Net asset value
NOI	Net property income
PEL	Pan-European logistics
PELI	Pan-European light industrial
REIT	Real estate investment trust
SA	South Africa / South African
UK	United Kingdom
WALE	Weighted average lease expiry
WHT	Withholding tax
yoy	Year on year

Notes

Notes

Transform potential

Burstone
REAL ESTATE PARTNERS