

N2 OTHER CASH FLOW NOTES

	GROUP		COMPANY	
	30 June 2019	30 June 2018	30 June 2019	30 June 2018
	R000	R000	R000	R000
N2.1 Taxation paid				
Taxation payable at the beginning of the year	(1 251)	—	—	—
Charge for the year in statement of profit or loss and other comprehensive income	(427)	(4 381)	—	—
Taxation (receivable)/payable at the end of the year	(2 530)	1 251	—	—
Taxation paid in cash	(4 208)	(3 130)	—	—
N2.2 Dividends received				
Dividend receivable at the beginning of the year	76 484	57 257	76 484	115 408
Dividend income	221 190	182 778	221 190	241 672
Dividends receivable at the end of year	(16 278)	(76 484)	(16 278)	(76 484)
Dividends received in cash	281 396	163 551	281 396	280 596

O. ADDITIONAL INFORMATION (INCLUDED IN THE AUDITED FINANCIAL STATEMENTS)
01 GOING CONCERN

The financial statements are prepared on the basis of accounting policies applicable to a going concern. This basis takes into account that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities will occur in the ordinary course of business.

At 30 June 2019 the company's current liabilities exceeded its current assets by R240 million. The increase in current liabilities is due to loans maturing in less than one year. The company proposes to settle these short-term borrowings from existing cash balances and existing and new bank facilities.

In March 2019 the company raised R500 million by the issue of new bonds. R350 million of these proceeds (included in cash balances at 30 June 2019) are earmarked to settle R358 million of bonds which mature in July 2019.

At 30 June 2019 the company had undrawn revolving credit facilities of R500 million. Subsequent to 30 June 2019 term sheets have been signed with commercial banks for an additional R1,1 billion of bank facilities for between three and five-year terms.

Accordingly, the directors consider that the company and the group have adequate resources to continue operating for the ensuing 12 months and that it is appropriate to adopt the going concern basis in preparing the company and group financial statements.

O2 EVENTS AFTER THE REPORTING DATE**O2.1 Disposal of Manda Hill Shopping Centre – Zambia**

Subsequent to the year end, Hyprop and AttAfrica disposed of their interests in Manda Hill Shopping Centre in Zambia (the disposal).

The sale price is in line with Hyprop's valuation of the Manda Hill Shopping Centre at 30 June 2019. Hyprop's share of the disposal proceeds will be used to settle a portion of its US Dollar denominated debt.

O2.2 Declaration of dividend

On 4 September 2019 the board of directors declared a final dividend of 359,33956 cents per share in respect of the six months ended 30 June 2019.

Additional information (included in the audited financial statements)

for the year ended 30 June 2019

O. ADDITIONAL INFORMATION (INCLUDED IN THE AUDITED FINANCIAL STATEMENTS) *continued*

O3 JSE PROPERTY DISCLOSURES

Listed companies that carry out property-related transactions are subject to additional requirements, principally relating to valuations. Property entities are subject to additional requirements (principally relating to valuations and disclosure of their property portfolio) and different requirements with respect to financial information.

GROUP	Location	Revenue attributable to Hyprop R000	Revenue contribution %	Total GLA m ²	GLA contribution %	Revenue per m ²	Retail GLA m ²
30 June 2019							
(excluding properties held-for-sale)							
GEOGRAPHICAL PROFILE		2 986 920	100,0	706 414	100,0	352	662 946
South Africa		2 986 920	100,0	706 626	100,0	352	662 946
Gauteng		1 679 384	56,2	415 054	58,7	337	381 926
Western Cape		1 307 536	43,8	291 572	41,3	374	281 020
Sub-Saharan Africa		—	—	—	—	—	—
SECTORAL PROFILES							
Retail		2 972 499	99,5	702 158	99,4	353	662 946
Shopping centres		2 813 368	94,2	653 732	92,5	359	614 304
Super regional		765 607	25,6	158 737	22,5	402	148 188
Canal Walk	WC	765 607	25,6	158 737	22,5	402	148 188
Large regional		1 808 702	60,6	456 035	64,5	331	437 642
Clearwater Mall	GP	452 233	15,1	87 059	12,3	433	87 028
The Glen	GP	207 395	6,9	80 431	11,4	215	80 323
Woodlands	GP	275 610	9,2	71 626	10,1	321	71 629
CapeGate	WC	222 269	7,4	63 832	9,0	290	63 831
Somerset Mall	WC	319 660	10,7	69 003	9,8	386	69 001
Rosebank Mall	GP	331 535	11,1	84 085	11,9	329	65 831
Regional		239 060	8,0	38 737	5,5	515	28 474
Hyde Park Corner	GP	239 060	8,0	38 737	5,5	515	28 474
Value centres (Atterbury Value Mart)	GP	159 130	5,3	48 649	6,9	273	48 642
Offices (standalone offices only)	GP	14 421	0,5	4 468	0,6	—	—
TOTAL		2 986 920	100,0	706 626	100,0	352	662 946

⁽¹⁾ Rental escalations relate to new leases and amendments made during the financial year.

Retail vacancy m ²	Retail vacancy %	Office GLA m ²	Office vacancy m ²	Office vacancy %	Retail – rental escalation per year ⁽¹⁾ %	Office – rental escalation per year %	Average annualised rental property yield %	Average annualised NOI property yield %
5 103	0,8	43 468	4 638	10,7	7,7	7,6	7,5	7,5
5 103	0,8	43 468	4 638	10,7	7,7	7,6	7,6	7,5
4 619	1,2	32 959	3 853	11,7	7,4	7,4	7,4	7,6
484	0,2	10 509	785	7,5	8,1	8,2	7,7	7,2
–	–	–	–	–	–	–	–	–
5 103	0,8	39 000	4 235	10,9	7,8	7,5	7,5	7,3
4 700	0,8	39 000	4 235	10,9	7,9	7,5	7,5	7,2
484	0,3	10 509	785	7,5	8,6	8,2	7,2	6,9
484	0,3	10 509	785	7,5	8,6	8,2	7,2	6,9
3 995	0,9	18 249	463	2,5	7,5	8,1	7,7	7,3
241	0,3	–	–	–	8,0	–	7,0	7,2
3 196	4,0	–	–	–	7,2	–	8,6	7,9
61	0,1	–	–	–	7,4	–	7,1	7,0
–	0,0	–	–	–	8,0	–	8,5	7,4
–	0,0	–	–	–	7,8	–	7,5	7,2
497	0,8	18 249	463	2,5	6,5	8,1	7,3	6,8
222	0,8	10 242	2 987	29,2	7,7	6,3	7,0	7,0
222	0,8	10 242	2 987	29,2	7,7	6,3	7,0	7,0
403	0,8	–	–	–	7,7	–	7,0	8,5
–	–	4 468	403	9,0	–	7,8	7,9	8,8
5 103	0,8	43 468	4 638	10,7	7,7	7,6	7,5	7,5

Additional information (included in the audited financial statements) continued

for the year ended 30 June 2019

O. ADDITIONAL INFORMATION (INCLUDED IN THE AUDITED FINANCIAL STATEMENTS) continued

O3 JSE PROPERTY DISCLOSURES continued

GROUP	Location	Revenue attributable to Hyprop R000	Revenue contribution %	Total GLA m ²	GLA contribution %	Average revenue per m ²	Retail GLA m ²
30 June 2018 (excluding properties held-for-sale)							
GEOGRAPHICAL PROFILE		3 107 536	100,0	744 682	100,0	348	685 727
South Africa		2 882 958	92,8	722 460	97,0	333	663 504
Gauteng		1 646 005	53,0	431 254	57,9	318	382 430
Western Cape		1 236 953	39,8	291 206	39,1	354	281 074
Sub-Saharan Africa		224 578	7,2	22 223	3,0	842	22 223
SECTORAL PROFILES							
Retail		3 060 370	98,5	724 329	97,3	352	685 727
Shopping centres		2 909 156	93,6	675 481	90,7	359	636 880
Super regional		726 246	23,4	158 396	21,3	382	148 264
Canal Walk	WC	726 246	23,4	158 396	21,3	382	148 264
Large regional		1 730 878	55,7	456 099	61,2	316	437 850
Clearwater Mall	GP	416 925	13,4	87 083	11,7	399	87 083
The Glen	GP	223 410	7,2	80 428	10,8	231	80 428
Woodlands	GP	282 122	9,1	71 643	9,6	328	71 643
CapeGate	WC	208 807	6,7	63 756	8,6	273	63 756
Somerset Mall	WC	301 900	9,7	69 054	9,3	364	69 054
Rosebank Mall	GP	297 714	9,6	84 135	11,3	295	65 886
Regional		452 032	14,5	60 986	8,2	618	50 766
Hyde Park Corner	GP	227 454	7,3	38 763	5,2	489	28 543
Ikeja City Mall	Nigeria	224 578	7,2	22 223	3,0	842	22 223
Value centres (Atterbury Value Mart)	GP	151 214	4,9	48 848	6,6	258	48 848
Offices (standalone offices only)		47 166	1,5	20 354	2,7	—	—
TOTAL		3 107 536	100,0	744 683	100,0	348	685 727

⁽¹⁾ Rental escalations relate to new leases and amendments made during the financial year.

Retail vacancy m ²	Retail vacancy %	Office GLA m ²	Office vacancy m ²	Office vacancy %	Retail – rental escalation per year ⁽¹⁾ %	Office – rental escalation per year %	Average annualised rental property yield %	Average annualised NOI property yield %
11 392	1,7	58 956	3 255	5,5	6,6	7,4	7,6	7,5
10 713	1,6	58 956	3 255	5,5	6,8	7,2	7,7	7,3
9 988	2,6	48 824	3 120	6,4	6,7	7,3	7,6	7,5
725	0,3	10 132	135	1,3	6,8	7,1	7,8	7,1
679	3,1	–	–	–	3,8	–	7,4	8,4
11 392	1,7	38 602	2 228	5,8	6,6	7,1	7,6	7,4
9 642	1,5	38 602	2 228	5,8	6,3	7,1	7,4	7,2
342	0,2	10 132	135	1,3	6,8	7,1	7,2	6,8
342	0,2	10 132	135	1,3	6,8	7,1	7,2	6,8
8 084	1,8	18 249	296	1,6	6,6	8,0	7,5	7,2
1 988	2,3	–	–	–	7,2	–	6,6	6,9
4 378	5,4	–	–	–	6,0	–	7,3	7,6
618	0,9	–	–	–	5,8	–	7,4	7,1
308	0,5	–	–	–	7,3	–	8,6	7,4
75	0,1	–	–	–	6,3	–	7,4	7,2
717	1,1	18 249	296	1,6	7,2	8,0	7,7	6,9
1 216	2,4	10 221	1 797	17,6	5,5	6,2	7,3	7,6
537	1,9	10 221	1 797	17,6	7,3	6,2	7,2	6,8
679	3,1	–	–	–	3,8	–	7,4	8,4
1 751	3,6	–	–	–	6,8	–	9,0	8,5
–	–	20 354	1 027	5,0	–	7,6	8,3	8,4
11 392	1,7	58 956	3 255	5,5	6,6	7,4	7,6	7,5

Additional information (included in the audited financial statements) continued

for the year ended 30 June 2019

O. ADDITIONAL INFORMATION (INCLUDED IN THE AUDITED FINANCIAL STATEMENTS) continued

O3 JSE PROPERTY DISCLOSURES continued

Tenants in our portfolio are categorised by grade, although this is largely subjective given the strong retail nature of our portfolio.

	Revenue attributable to Hyprop R000	Revenue contribution %	Rentable area (GLA) m ²	Rentable area contribution %	Revenue per m ²
Tenant profile – 30 June 2019					
South Africa	2 762 769	100,0	726 706	100,0	316,81
A grade ⁽ⁱ⁾	1 505 224	54,5	473 391	65,1	264,97
B grade ⁽ⁱⁱ⁾	777 658	28,1	155 408	21,4	417,00
C grade ⁽ⁱⁱⁱ⁾	479 887	17,4	97 907	13,5	408,46
Tenant profile – 30 June 2018					
South Africa	2 503 784	100,0	733 606	100,0	284,42
A grade ⁽ⁱ⁾	1 382 279	55,2	505 254	68,9	227,98
B grade ⁽ⁱⁱ⁾	674 057	26,9	142 735	19,5	393,54
C grade ⁽ⁱⁱⁱ⁾	447 448	17,9	85 617	11,7	435,51
Tenant profile – 30 June 2018					
Sub Saharan Africa (Ikeja City Mall)	176 296	100,0	21 029	100,0	698,60
A grade ⁽ⁱ⁾	38 070	21,6	7 275	34,6	436,06
B grade ⁽ⁱⁱ⁾	98 735	56,0	11 280	53,6	729,42
C grade ⁽ⁱⁱⁱ⁾	39 491	22,4	2 474	11,8	1 330,11

⁽ⁱ⁾ A grade: Large national tenants, large listed tenants and major franchises (including all national retailers and tenants in large listed groups).

⁽ⁱⁱ⁾ B grade: Smaller national and listed tenants, medium-sized franchises, medium to large retailers.

⁽ⁱⁱⁱ⁾ C grade: Smaller line stores.

GROUP	30 June 2019				
	FY20 %	FY21 %	FY22 %	FY23 %	FY24+ %
Lease expiry profile – by revenue (%)	28	20	17	13	22
Retail	28	20	16	13	23
Shopping centres	30	19	16	13	22
Super regional	19	25	14	18	24
Canal Walk	19	25	14	18	24
Large regional	31	19	17	11	22
Clearwater Mall	36	25	17	6	16
The Glen	29	16	20	18	17
Woodlands	21	35	16	8	20
CapeGate	47	10	16	13	15
Somerset Mall	21	20	18	12	29
Rosebank Mall	32	7	14	9	37
Regional	35	18	14	18	16
Hyde Park Corner	35	18	14	18	16
Value centres (Atterbury Value Mart)	17	23	16	11	33
Offices (standalone offices only)	24	21	22	22	12

GROUP	30 June 2018				
	FY19 %	FY20 %	FY21 %	FY22 %	FY23+ %
Lease expiry profile – by revenue (%)	20	26	20	10	24
Retail	19	27	20	9	25
Shopping centres	18	28	19	9	25
Super regional	15	19	26	8	32
Canal Walk	15	19	26	8	32
Large regional	17	30	18	10	24
Clearwater Mall	8	38	25	13	16
The Glen	15	23	14	12	37
Woodlands	15	24	34	13	15
CapeGate	19	48	10	8	15
Somerset Mall	21	19	19	8	33
Rosebank Mall	26	29	7	7	31
Regional	23	28	20	8	22
Hyde Park Corner	24	25	18	9	23
Ikeja City Mall	21	30	21	7	21
Value centres (Atterbury Value Mart)	24	17	23	10	26
Offices (standalone offices only)	29	13	22	16	19

Additional information (included in the audited financial statements) continued

for the year ended 30 June 2019

O. ADDITIONAL INFORMATION (INCLUDED IN THE AUDITED FINANCIAL STATEMENTS) continued

O3 JSE PROPERTY DISCLOSURES continued

GROUP	30 June 2019					
	Vacancy %	FY20 %	FY21 %	FY22 %	FY23 %	FY24+ %
Lease expiry profile – by rentable area %	2	25	15	14	12	32
Retail	1	26	15	13	12	34
Shopping centres	1	27	15	12	12	33
Super regional	–	15	22	10	22	32
Canal Walk	–	15	22	10	22	32
Large regional	1	28	14	14	10	34
Clearwater Mall	–	36	19	11	5	28
The Glen	4	24	9	17	19	26
Woodlands	–	13	32	16	9	30
CapeGate	–	50	6	20	8	16
Somerset Mall	–	14	13	11	14	48
Rosebank Mall	1	28	4	7	7	53
Regional	1	37	13	8	12	30
Hyde Park Corner	1	37	13	8	12	30
Value centres (Atterbury Value Mart)	1	14	20	16	9	41
Offices (standalone offices only)	11	24	16	23	14	12

GROUP	30 June 2018					
	Vacancy %	FY19 %	FY20 %	FY21 %	FY22 %	FY23+ %
Lease expiry profile – by rentable area %	2	16	17	24	9	32
Retail	2	15	16	25	8	34
Shopping centres	2	14	16	26	8	34
Super regional	–	12	22	16	6	44
Canal Walk	–	12	22	16	6	44
Large regional	2	13	14	26	9	36
Clearwater Mall	2	4	20	38	8	27
The Glen	5	13	8	19	11	44
Woodlands	1	10	32	15	15	27
CapeGate	–	19	6	48	10	17
Somerset Mall	–	11	14	14	6	54
Rosebank Mall	1	20	5	23	3	48
Regional	2	20	17	33	6	22
Hyde Park Corner	2	24	13	31	5	25
Ikeja City Mall	2	16	21	35	6	19
Value centres (Atterbury Value Mart)	4	23	20	13	9	33
Offices (standalone offices only)	6	26	20	13	19	17