



HYPROP

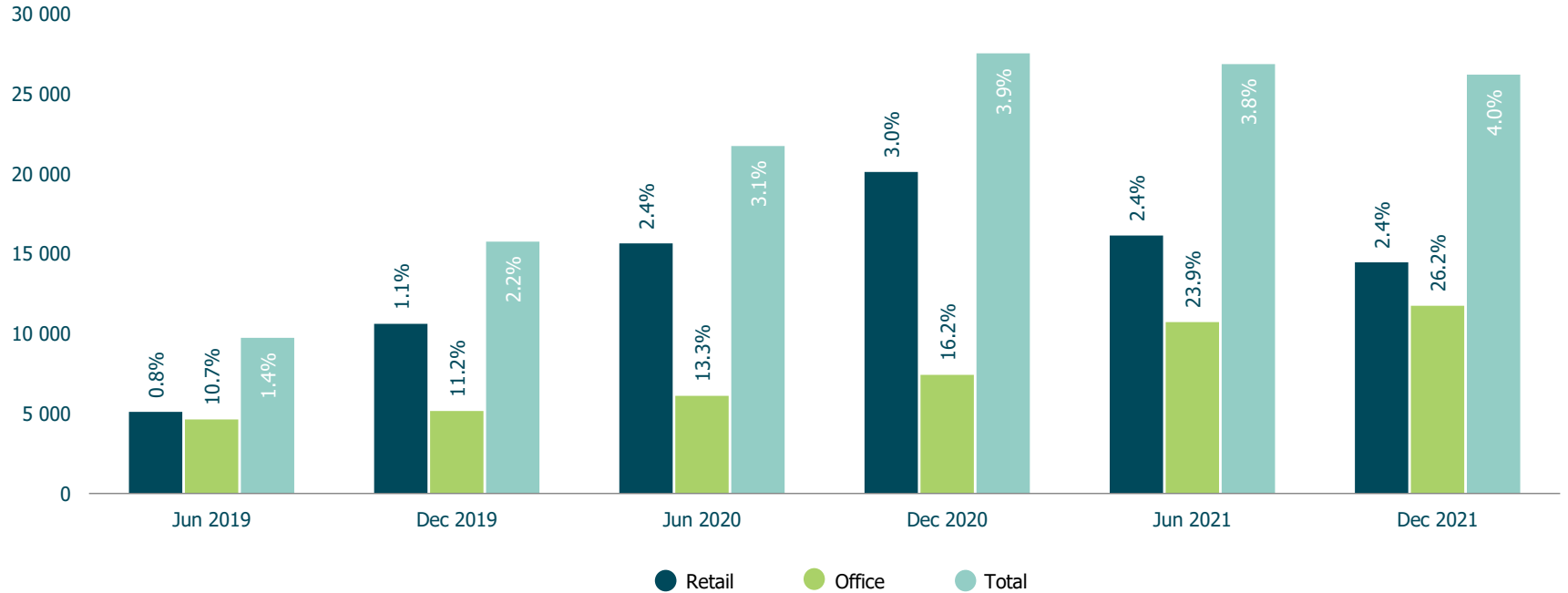
**Interim results  
additional slides**



# Vacancies

## South Africa

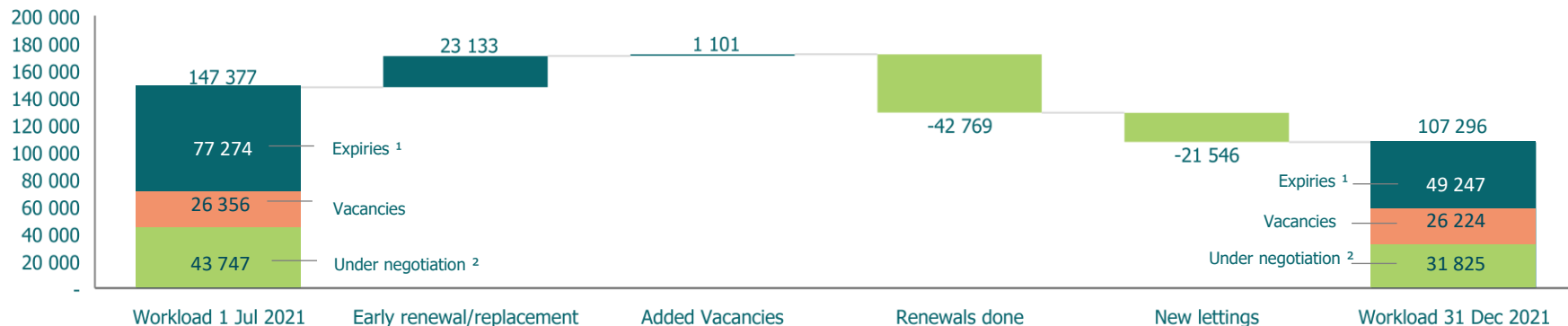
Vacancy (m<sup>2</sup>)



# Leasing activity



**South Africa** Leasing workload 2021/2022 – total portfolio (m<sup>2</sup>)



	Workload complete (m2)	Reversion rate	Contractual Escalation Rate	Average lease duration (years)	Tenant retention rate by area
<b>Retail</b>	<b>49,054</b>	<b>(13.0%)<sup>3</sup></b>	<b>6.3%</b>	<b>3.6</b>	<b>96%</b>
Renewals done	31,550	(15.9%)	6.2%	3.3	
New lettings	17,504	(5.0%)	6.4%	4.0	
<b>Offices</b>	<b>1,720</b>	<b>(18.2%)<sup>3</sup></b>	<b>6.8%</b>	<b>3.0</b>	<b>98%</b>
Renewals done	1,448	(19.3%)	6.5%	3.0	
New lettings	272	(13.7%)	7.0%	3.0	
<b>Under negotiation<sup>2</sup></b>	<b>13,541</b>				
Renewals done	9,771				
New lettings	3,770				
<b>Total</b>	<b>64,315</b>	<b>(13.1%)<sup>3</sup></b>	<b>6.5%</b>	<b>3.5</b>	<b>96%</b>
Renewals done	42,769	(16.0%)	6.7%	3.3	
New lettings	21,546	(5.1%)	6.4%	4.0	

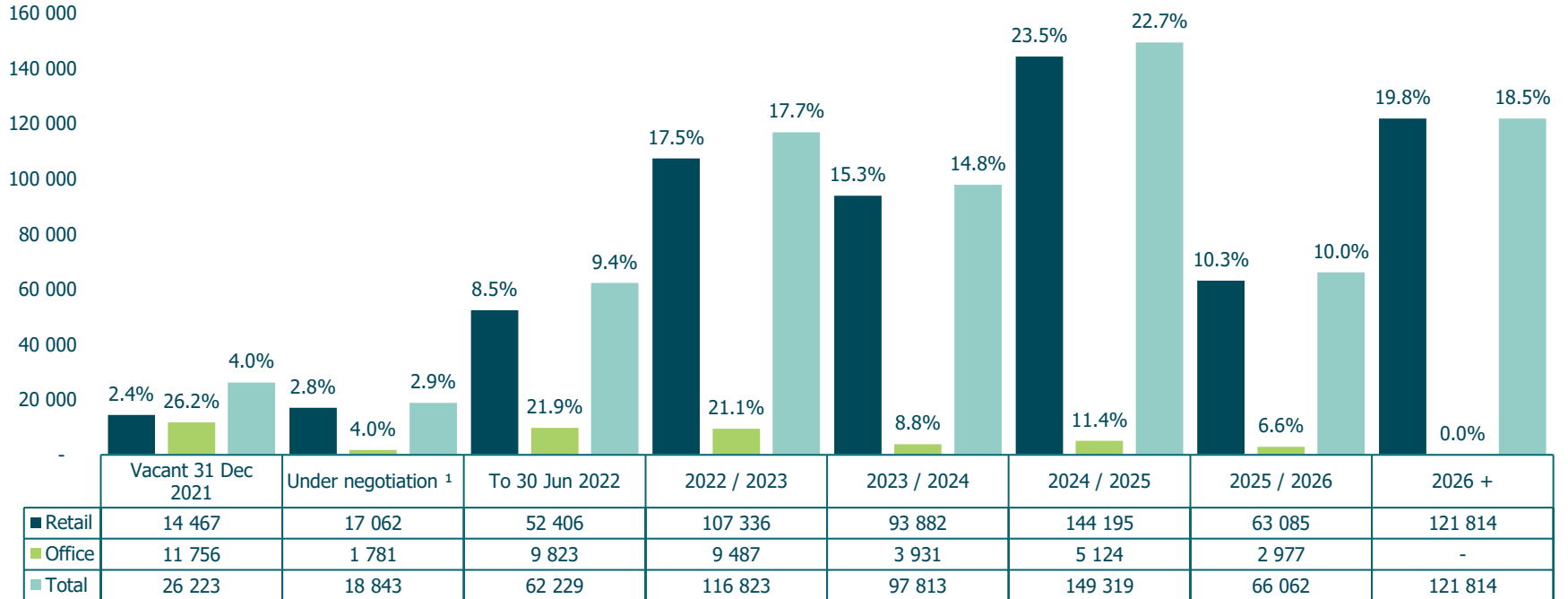
<sup>1</sup> **Expiries** – Leases expiring within the financial year    <sup>2</sup> **Under negotiation** – Short term deals and month to month leases    <sup>3</sup> **Retail Reversions** - December 2019: (12.9%)  
December 2020: (22.7%)

# Leasing expiry profile

## South Africa



Lease expiry profile by gross lettable area (m<sup>2</sup>)



WALE: 3.0 years

<sup>1</sup> Under negotiation – Short term deals and month to month leases

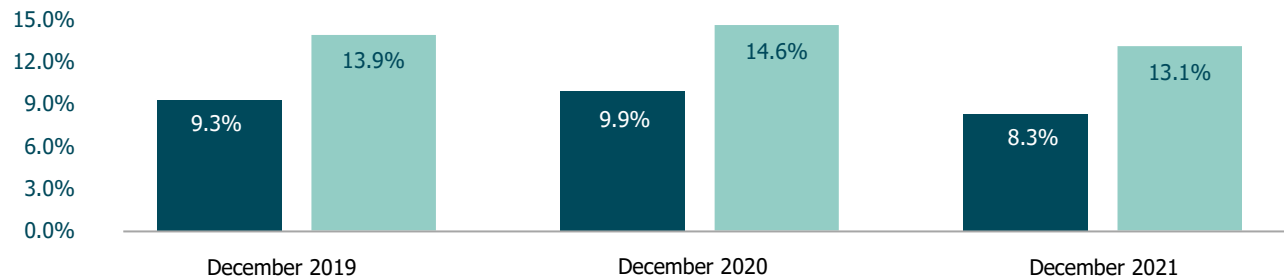
# Operations

## South Africa – 6 months

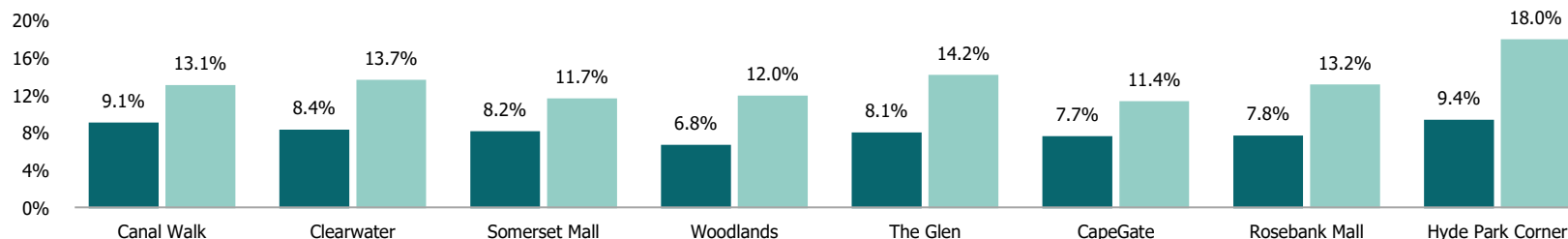
### Cost of occupation



#### Cost of Occupation – portfolio (%)



#### Cost of Occupation – shopping centres (%)

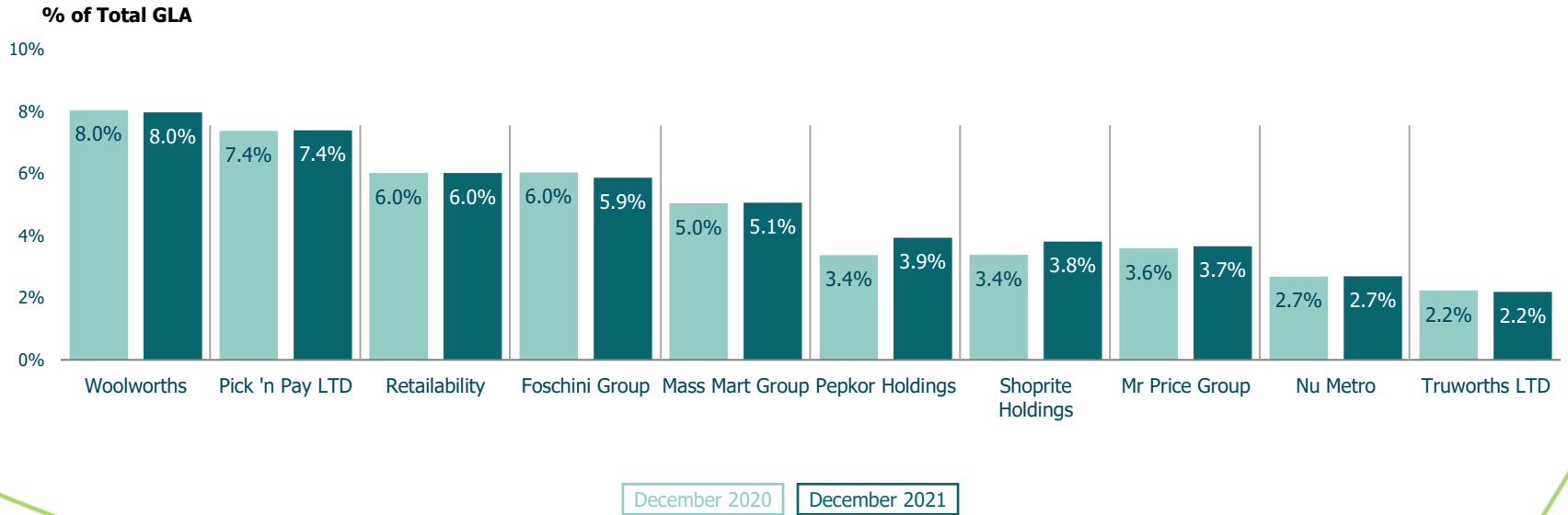


● Rent ratio = Gross Rent (Rental & Operating cost) as % of Turnover (Excluding Atterbury Value Mart)

● Effort ratio = Gross Rent, Rates & Utility recoveries as % of Turnover (Excluding Atterbury Value Mart)

# Top 10 tenant groups by GLA

South Africa – as at 31 December 2021



\* Excluding Atterbury Value Mart