

VUKILE PROPERTY FUND LIMITED
(Incorporated in the Republic of South Africa)
(Registration number 2002/027194/06)
JSE share code: VKE NSX share code: VKN
ISIN: ZAE000180865
Debt company code: VKEI
(Granted REIT status with the JSE)
(“Vukile” or the “Company”)



CHANGE STATEMENT, AVAILABILITY OF INTEGRATED ANNUAL REPORT AND BROAD-BASED BLACK ECONOMIC EMPOWERMENT ANNUAL COMPLIANCE REPORT

CHANGE STATEMENT AND AVAILABILITY OF INTEGRATED ANNUAL REPORT

Shareholders are advised that the Company’s integrated report, incorporating the audited annual financial statements for the financial year ended 31 March 2020, (the “**financial statements**”) is available on the Company’s website, <https://www.vukile.co.za/cmsAdmin/uploads/ar-2020.pdf>.

As is normal practice for a REIT, where investment property comprises a material component of total assets, the auditor’s opinion identifies investment property as a key audit matter. The financial statements have been audited by the Company’s auditors, PricewaterhouseCoopers Inc., who expressed an unqualified audit opinion thereon. The opinion is available on the Company’s website, at the above link.

The financial statements are the same as the preliminary reviewed condensed consolidated financial statements that were published on 30 June 2020, except for a re-classification in terms of international accounting standards of an amount of R618 million from investing activities to financing activities in the statement of cash flows. The amount relates to the acquisition by Vukile of an additional 7.8% interest in Vukile’s Spanish subsidiary, Castellana Properties Socimi (“**Castellana**”), in July 2019, from Westbrooke, a minority shareholder in Castellana. The re-classification of this amount was done in terms of IAS 7 *Statement of Cash Flows*, paragraph 42A, which provides that:

*“Cash flows arising from changes in ownership interests in a subsidiary that do not result in a loss of control shall be classified as cash flows from **financing activities**...”*

The expanded statement of cash flow and notes thereto can be found on page 146 of the financial statements.

The statement of cash flow, before and after the change referred to above, is as follows:

	Audited 31 March 2020 Rm	Reviewed 31 March 2020 Rm	Change Rm
Cash flow from operating activities	2 417	24 17	-
Cash flow from investing activities	(2 359)	(2 977)	(618)
Cash flow from financing activities	247	865	618
Net increase in cash and cash equivalents	305	305	-
Foreign currency movements in cash	117	117	-
Cash and cash equivalents at the beginning of the year	1 137	1137	-
Cash and cash equivalents at the end of the year	1 559	1559	-

Major items included in the above:

Cash flow from operating activities	2 417	2417	-
Profit before tax	1	1	-
Adjustments	2 256	2256	-
Working capital adjustments	186	186	-
Other	(26)	(26)	-

Cash flow from investing activities	(2 359)	(2 977)	(618)
Acquisition of investment property	(2 488)	(2488)	-
Equity contributed from non-controlling interest	3	3	-
Other	126	(492)	(618)
Cash flow from financing activities	247	865	618
Interest-bearing borrowings advanced	3 102	3102	-
Interest-bearing borrowings repaid	(448)	(448)	-
Proceeds from issue of share capital	696	696	-
Finance costs paid	(570)	(570)	-
Dividends paid	(1 867)	(1867)	-
Other	(666)	(48)	618

There was no change to earnings per share, headline earnings per share nor to the statement of financial position or the statement of profit and loss.

NOTICE OF ANNUAL GENERAL MEETING

A notice of annual general meeting, which will be held at 4th Floor, 11 Ninth Street, Houghton Estate, 2196 at 10:00 on Friday, 2 October 2020, is available on the Company's website, <https://www.vukile.co.za/cmsAdmin/uploads/agm-2020.pdf>

The last day to trade in order to be eligible to participate in and vote at the annual general meeting is Tuesday, 22 September 2020 and the record date for voting purposes is Friday, 29 September 2020.

BROAD-BASED BLACK ECONOMIC EMPOWERMENT ANNUAL COMPLIANCE REPORT

Shareholders are further notified that in accordance with the JSE Listings Requirements, the Company's annual compliance report in terms of section 13G(2) of the Broad-Based Black Economic Empowerment Act 53 of 2003 read with the Broad-Based Black Economic Empowerment Amendment Act 46 of 2013, has been published and is available on the Company's website, <https://www.vukile.co.za/cmsAdmin/uploads/bbbee-annual-compliance-certificate.pdf>.

31 August 2020

JSE sponsor



NSX sponsor

