

ATTACQ COMPANY NEWS

December 2021



Attacq's vision is to create sustainable value for all stakeholders through our value-based strategy, ensuring positive impact in our communities and the environment we operate in.

OUR PRE-CLOSE UPDATE PERFORMANCE AT A GLANCE

REAL ESTATE PORTFOLIO AND WATERFALL CITY DEVELOPMENT

Precinct focused South African portfolio, offering sustainable community spaces in established nodes
Collection rates: 95.6%
 Leasing deals concluded to take **BO in FY22: 41 939m²**
Retail trade recovered to pre-covid levels
 Strategic asset **disposals earmarked** of **R1bn**

Develop **Waterfall City** into a smart, safe, sustainable city
 Continue with **residential roll out**: Total **units sold: 507**
 New client-led **developments under construction: 39 195m²** of effective GLA

Enabled by

CAPITAL STRUCTURE

Manage and optimise a sustainable **capital structure**
 Attacq **liquidity levels R1.6bn**
Debt refinancing in progress: **R920m**
Gearing level: **39.8%**
 Continue to implement **exit strategy** for Rest of Africa retail investments

OUR EMPLOYEES

To purposefully embed our **company culture** to encourage all employees to be Sky-risers
 Develop and maintain a **diverse workforce**
 Focus on employee **wellness** by regular initiatives and support

Sustainable stakeholder value

Underpinned by

ENVIRONMENT

17.0% of portfolio buildings green ratings underway
Energy resilience roll-out plan to be implemented in FY22

SOCIAL

B-BEE level 3 achieved
90 000 meals packed with **Rise Against Hunger** for our communities

GOVERNANCE

IR published and AGM held **Ethics program** launched

INNOVATION

Pursue **growth opportunities** aligned with out strategic focus that embrace business disruption

TECHNOLOGY

Implement the Attacq **modern data platform** improving business efficiency and data analytics

ATTACQ GEARS UP FOR THE FESTIVE TRADING PERIOD

Attacq recorded an impressive financial year close owing to its precinct-centric development strategy, willingness to embrace new technological advancements, people-first mindset, and its focused customer experience approach. The calibre of interesting brands and convenient services within its retail-experience hubs, will stand Attacq in good measure as it gears-up for the festive trading period.

Attacq has seen a significant shift in the need for connectedness in smart, safe, and sustainable spaces. Attacq has responded by creating retail-experience hubs that provide an optimised client mix.

These hubs allow Attacq to get closer to its clients and provide tailored offerings which address shopper's needs today, and in the future too.

Attacq has seen green shoots thanks to this strategy, with new and exciting retail tenants announced, in preparation to open their doors for the busy festive trading period at its various assets, including Mall of Africa, Garden Route Mall, MooiRivier Mall and Eikestad Mall.

Attacq boosts **retail resilience** as it welcomes **Ted Baker** to Mall of Africa.

Read all about our feature in Asset Magazine here:
<https://assetmag.co.za/issue98/index.html?page=102>

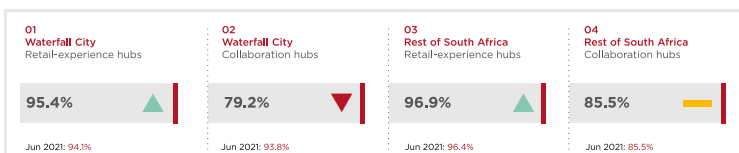
ADVICE FROM RETAIL GIANTS

MICHAEL CLAMPETT
 ATTACQ

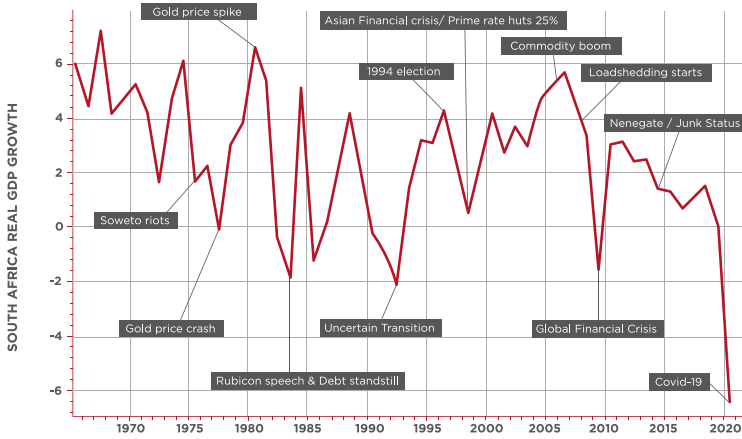
LEON LOURENS
 Pepkor

PHILIP KRAWITZ
 Cape Union Mart Group

On 8 November, Attacq's Asset Management Executive, Michael Clampett hosted two of retail's key leading executive figures in the retail industry, in a value-add, Attacq-exclusive client webinar. Philip Krawitz, Executive Chairman of Cape Union Mart Group and Leon Lourens, Chief Executive Officer of Pepkor Group, spoke to the audience about customer centricity, the value of holding relationships and how to overcome adversity in challenging periods. As two leading retail giants, Philip and Leon respectively grew their businesses through some of South Africa's treacherous GDP cycles and had a wealth of knowledge to offer Attacq's clients.



Philip also reflected on what makes South Africa so special and encouraged the retail community to remain steadfast in their efforts to rise in retail again.



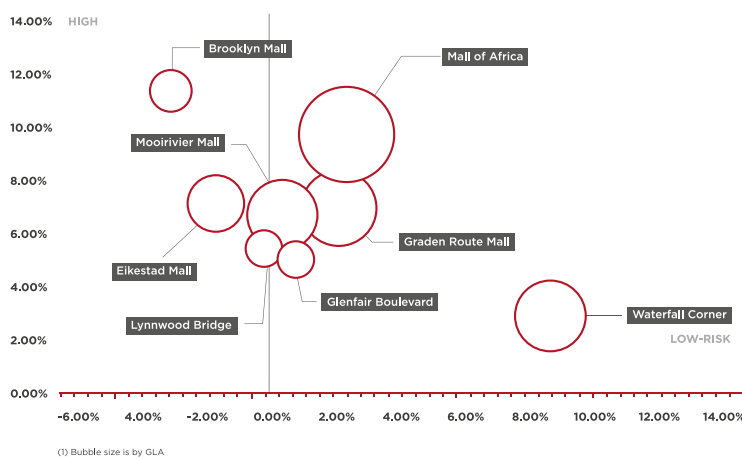
Visit Attacq's LinkedIn page for all the retail webinar video footage: <https://za.linkedin.com/company/attacq-limited>

In Attacq's very recent Pre-close announcement, Anchor Stockbrokers hosted Attacq's investor community at the Courtyard Hotel for an exclusive Walk the City, Waterfall City site tour. Author of the report, Yesh Pillay, had this to say about us;

A DIAMOND IN THE ROUGH

We see a steady recovery in Attacq's (ATT) interest cover ratio (ICR) and the resumption of dividends as potential catalysts to a reduction in ATT's discount to NAV. ATT's ICR, in our view, is likely to be managed through management's demonstrated ability to recycle interests in certain core and non-core assets/investments as well as the introduction of strategic developments partners to fund th Waterfall Precinct development pipeline. We find the ATT rump yield (12.1%) and 55% discount to book attractive compared with peers. We initiate with a BUY and R1,004ps TP

ANCHOR STOCKBROKERS SNAPSHOT OF ATTACQ'S RENT TO SALES AND TRADING DENSITY GROWTH



A YEAR OF FIRSTS

Walking the City with Waterfall City

It was a year of firsts for the Attacq team. On 29 November, Attacq hosted 50 of its exclusive investors, funders, shareholders and media at a site-exclusive Waterfall City precinct tour. Beginning at Ellipse's penthouse, with breathtaking Waterfall views, the group then made their way to the Mall of Africa. Here, the retail management team showed-off some of Attacq's retail experience sites, including

designers Maxhosa and Ted Baker and revamped new TFG stores. The asset management team also showed off the new FNB offices situated at the Gateway building and coupled this with a sneak-peak of Attacq's new residential development, The Mix's interior finishing's. Ending the tour at Attacq's Waterfall Logistics hubs, the group were then led to view Cotton On's new warehousing facility, as well as Vantage Data Center's development site.

Visit Attacq's Instagram page to view the exclusive tour: <https://www.instagram.com/attacqlimited/?hl=en>



ATTACQ HOSTS ITS FIRST ENVIRONMENTAL, SOCIAL AND GOVERNANCE PRESENTATION

On 10 November, Attacq hosted its first Environmental, Social and Governance (ESG) presentation. The management team alongside senior specialists for each category presented Attacq's commitment to reduce the company's environmental footprint, increase Attacq's community impact nationally, and to continue to increase the organisation's social engagement throughout Attacq's business value chain. Key amongst these focus areas were the plans to reduce Attacq's development carbon footprint, embed Attacq's company culture, encourage diversity and 'Skyriser' behaviour adoptions and to protect the interest of the company, its shareholders and other stakeholders.

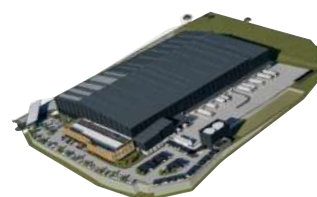
VANTAGE DATA CENTERS EXPANDS TO AFRICA WITH A R15 BILLION FLAGSHIP JOHANNESBURG CAMPUS IN ATTACQ'S PRECINCT DEVELOPMENT, WATERFALL CITY

Earlier this quarter, Attacq and Vantage Data Centers announced plans to invest over R15 billion in its first-ever African campus, which will be based in Johannesburg—the heart of the continent's largest data centre market—and create hundreds of jobs. The 80MW campus will help foster economic growth, stimulate job creation and lead the way in energy-efficient design.

Vantage is a leading global provider of hyperscale data centre campuses. A data centre is a dedicated space for servers and IT equipment. A hyperscale (wholesale) data centre scales this up to comprise hundreds of thousands of servers. Vantage's carrier-neutral Johannesburg campus will include 60 000m2 of data space across three facilities once fully developed, making it the largest on the continent.

WATERFALL LOGISTICS HUBS FIND ITS "WHY"

The past year has brought further interest in the centrally located logistics offering that the Waterfall precinct provides. The new Cotton On head office and distribution centre, located at LP9 North and comprising 21 000m2, is currently under construction. This transaction was driven not only by the need for improved logistical capability, but also the requirement to consolidate the business under one roof by combining both the head office and distribution businesses into one



property offering. The client required a location that provided an A-grade logistical offering as well as easy access to amenities, all of which that the greater Waterfall City and the Mall of Africa can provide, and which are unique to the area. Due to Waterfall's strategic position within the greater Gauteng area, interest in warehouse and office consolidations have continued and this has resulted in further developments being agreed on a joint venture basis between Attacq and end users. Developments in our logistics hubs will combine the client's warehouse and head office under one roof and will result in improved operational and cost efficiencies for the client's business.

ELLIPSE, WATERFALL CITY



The first two towers of Ellipse (Newton and Kepler) have been completed and the first residents have moved in. The build quality has exceeded expectations and the Ellipse community is growing. Phase 2 has reached pre-sales and construction is scheduled to start January 2022. Overall, Attacq's residential rollout forges ahead with a collective total of 507 units sold.

NEW APPOINTMENTS

Attacq appoints Janine Palm as Social Executive



Attacq announced the appointment of Janine Palm as its Social Executive, effective 1 October 2021.

Janine is responsible for developing and driving Attacq's overall human capital (HC), diversity, transformation, and ethics strategy. In addition to overseeing fundamental human relations functions such as remunera-

tion, benefits, HR systems, recruitment, onboarding, training and retention programmes, Janine is also responsible for enhancing Attacq's high-performance and growth-mindset culture and supporting the social aspect (S) of Attacq's ESG vision.

Janine has over 16 years of human capital and transformation-related experience within the professional services industry, having joined Attacq from the Boston Consulting Group, where she was the Transformation and HR manager. Prior to that, she was the HR Operations Manager at Discovery Vitality, and the Transformation Manager at McKinsey & Company (SSA). She holds an Honours degree in Industrial and Organisational Psychology and is currently completing an MPhil in Corporate Strategy through GIBS Business School.

ATTACQ'S CEO, JACKIE VAN NIEKERK, RECOGNISED AS TOP 50 WOMEN IN CORPORATE AFRICA REVEALED AFTER DATA-DRIVEN RESEARCH



Africa.com revealed the names of the 50 most senior women in Corporate Africa. The Definitive List of Women CEOs is distinguished in that it is data-driven. Researchers started by working with data provided by Bloomberg and evaluating the over 1,400 companies listed on the 24 African stock exchanges.

1. CEOs of African exchange listed companies with a market cap over \$150 million USD
2. Division heads of African exchange listed companies, where the division itself would be valued at over \$150 million, were it standalone; and
3. Africa region heads, or country heads, of globally listed companies with a market cap of over \$50 billion.

Congratulations Jackie! We're so very proud to have you at our helm! Visit [Africa.com](https://www.africa.com) for the full story



The SACSC Footprint Marketing Awards celebrates excellence in Shopping Centre Marketing. Marketing remains a fundamental element of any successful business and the skill and creative process of implementing the "perfect" promotion or publicity is often underestimated and overlooked. **Congratulations to Eikestad Mall and Mall of Africa for their multiple award wins at the 2021 SACSC awards – keep doing Attacq proud!**

ATTACQ FOUNDATION KICKS OFF THE GIVING SEASON WITH A MASSIVE FOOD DRIVE. OVER 90 000 MEAL HAMPERS PACKED IN A SINGLE DAY!

The Attacq Foundation (the CSI implementation partner for Attacq Limited) in conjunction with the Sage and Balwin Foundation, partnered with Rise Against Hunger to host a meal packing event on 22 October. The effort resulted in over 90 000 meal hampers being packed and delivered to early childhood centres across South Africa.

As a business committed to creating safe, smart, and sustainable spaces, Attacq Foundation could not ignore the plight of millions of children across South Africa who go to bed hungry every night.

Over 550 volunteers attended the event and packed 90 000 meals, which will feed 350 children five meals per week for one year. Meals were distributed to 14 early childhood development (ECD) centres in communities around Attacq's retail experience hubs, and one primary school.

Maria Monana, principal and founder of Phuthasechaba Pre-school and Day Care Centre, said, "We would like to thank the Attacq Foundation for leading this initiative. Child hunger is a big issue in our communities, and we are happy to see more corporates not just standing on the side lines but rolling up their sleeves and being part of the solution."



THANKS FOR READING!