

Swaziland Property Investments Limited

(Incorporated in the Kingdom of Eswatini)

Registration Number: 478 of 1996

Listed on the Eswatini Stock Exchange (ESE)

Share code : SWAPROP ISIN code SZ0005797946

Results for the year ended 30 June 2023

Consolidated statement of comprehensive income

	2023 E'000	2022 E'000
Continuing operations		
Revenue	26 649	22 933
Property expenses	(12 645)	(11 365)
Other administrative expenses	(2 811)	(2 382)
Operating profit	11 193	9 186
Fair value adjustment to properties	(12 735)	57 808
Investment income	8 660	221
Finance cost	(1 863)	(317)
Profit before taxation	5 255	66 898
Taxation	(841)	(146)
Profit from continuing operations	4 414	66 752
(loss) / profit from discontinued operations	(594)	16 042
Profit for the year	3 820	82 794

Consolidated statement of changes in equity

Balance at beginning of year	261 623	187 838
Profit for the year	3 820	82 794
Distribution to unit holders	(8 008)	(9 009)
Balance at end of year	257 435	261 623

Consolidated statement of financial position

Non-current assets	292 341	252 170
Investment properties	290 435	249 860
Tenant installations	664	1 327
Plant and equipment	145	168
Lease accrual	1 025	775
Deferred tax asset	72	40
Current assets	34 982	19 452
Trade and other receivables	2 888	2 678
Lease accrual	295	446
Taxation prepaid	665	736
Disposal group	22 654	7 487
Cash and cash equivalents	8 480	8 105
Total assets	327 323	271 622
Equity and non-current liabilities	310 386	264 487
Ordinary shareholders funds	257 435	261 623
Long term liabilities	52 695	2 659
Deferred tax	256	205
Current liabilities	16 937	7 135
Trade and other payables	6 028	5 871
Current portion of long term liability	8 924	1 253
Current tax liability	423	11
Liabilities related to disposal group	1 562	-
Total equity and liabilities	327 323	271 622

Consolidated statement of cash flows

Cash at beginning of year	8 105	9 845
Cash from operating activities	12 748	8 657
Cash used in investing activities	(48 773)	(453)
Cash used in financing activities	36 400	(9 944)
Cash at end of year	8 480	8 105

SWAPROP's ratios over the past five years are shown as follows:

	2023	2022	2021	2020	2019
Earnings per unit (cents)	18.98	356.10	82.78	63.90	188.77
Distribution per unit (cents)	34.44	38.75	51.66	55.97	55.97

Commentary

1. SWAPROP operations

With effect from 1 April 2023 the Group acquired Matata Properties (Proprietary) Limited.

With the acquisition of Matata Properties and higher occupancy levels rental income, before straight lining of leases adjustment, increased from E22.6 million to E24.8 million. Total revenue has increased from E23.6 million to E26.7 million.

The Group expenditure in 2023 increased as a result of increases in insurance and other inflation related increases in costs.

Against this backdrop the distribution of E8.0 million for the year is slightly lower than that declared last year of E9.0 million.

2. Property portfolio

The directors revalued the property portfolio during the current year using the income yield method, resulting in a E12.7 million downward fair value adjustment.

3. Outlook

In the 2024 financial year the group plans to dispose of Tincwadzi Properties Limited. The Group will continue to focus on maximising occupancy levels at the various centres and controlling costs.

4. Financial statements

The financial statements for the year ended 30 June 2023 have been audited by SNG Grant Thornton Chartered Accountants (Eswatini).

5. Corporate Governance

The directors and management of Swaziland Property Investments Limited confirm their commitment to the principles of openness, integrity and accountability as advocated by sound principles of Corporate Governance contained in the King Reports.

6. Distribution declaration

A final distribution (number 51) of 17.22 cents per linked unit (2022; 17.22 cents) was declared on 27 October 2023 payable to unit-holders registered in the books of the company at the close of business on 23 November 2023. The register of members will be closed on 24 November 2023 for the purpose of identifying unitholders to whom the distribution will be made. The above mentioned final distribution will be paid out of current earnings.

7. Annual General Meeting

Notice is hereby given that the annual general meeting of members of the Company will be held at the offices of the Industrial Development Company of Eswatini, 5th Floor Dlanubeka House in Mbabane on 4th December 2023 at 10am.

By order of the Board

PA Taylor

Swaziland Property Investments Limited contact person: Ms N Dlamini

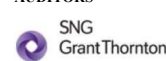
Contact email: nana.dlamini@idce.co.sz

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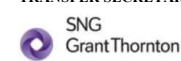
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AUDITORS



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(Eswatini)
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Mbabane

TRANSFER SECRETARIES



SNG Grant Thornton
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Ltd
PO Box 331
Mbabane

Directors: PA Taylor (Chairman), DD Dlamini, MB Dlamini, K Dukes, M Ndlovu, M Vilakati, FJ Mabuza, NP Dlamini.