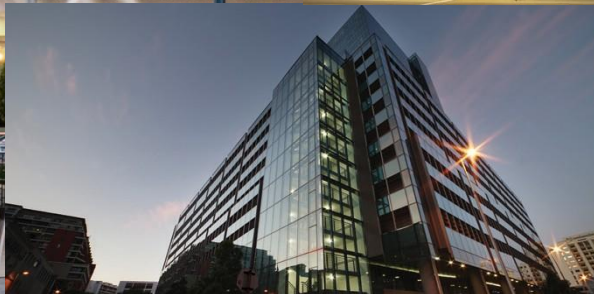


INTERIM RESULTS

FOR THE SIX-MONTH
PERIOD ENDED
30 SEPTEMBER 2020



CONTENTS



INTRODUCTION	2
KEY PRIORITIES	4
COVID-19	6
AT A GLANCE	8
STRENGTHENING THE BALANCE SHEET	10
FINANCIAL RESULTS	12
LEASING	15
CAPITAL AND TREASURY MANAGEMENT	18
PORTFOLIO UPDATE	21
EUROPEAN RETAIL	28
OUTLOOK	31



INTRODUCTION

INTRODUCTION

SIGNIFICANT IMPACT OF COVID-19

- Pre-COVID-19 South Africa was facing a contracting gross domestic product (GDP)
- South Africa's GDP shrunk by a record 51% in the second quarter of 2020
- South African Reserve Bank (SARB) has reduced interest rates which will significantly reduced APF's all in cost of funding

LOCKDOWN NEGATIVELY AFFECTED RETAILERS ABILITY TO TRADE

- We engaged extensively with tenants impacted by the lockdown
- Negotiations and COVID-19 relief concluded largely in line with industry guidelines as well as on an individual basis

ACCELERATE'S CONTINUED FOCUS REMAINS ON

- Treasury
- Property management
- Fourways Mall
- Stakeholder engagement





KEY PRIORITIES

KEY PRIORITIES

TREASURY

- Strengthen balance sheet
- Deleveraging through non-core disposals and cash retention
- Reduction of cost of funding
- Optimising debt and swap expiry profiles

PROPERTY MANAGEMENT

- Unlocking value through strategic capex spend
- Long-term sustainability:
 - Re-assessing tenant mix in a changed world
 - Assisting tenants and locking in longer-term leases
 - Repurposing vacancies
- Strategic marketing
- Flexible workspace
- Renegotiating service level agreements
- Other cost saving initiatives (solar and other technologies)
- Managing municipal costs

FOURWAYS MALL

- Differentiate from other super-regionals
- Ensuring shopper safety and security
- Continued focus on shoppertainment
- Reduction of vacancies under head lease
- Maximising sources of income
- Repurposing of vacancies
- Retaining customers residing in the Malls catchment area but working elsewhere

STAKEHOLDER ENGAGEMENT

- Improved stakeholder relationships including tenant engagement





COVID-19

RENTAL COLLECTIONS

RENTAL COLLECTION PERCENTAGES (based on full rental billed)

- April 2020: 61%
- May 2020: 49%
- June 2020: 61%
- July 2020: 65%
- August 2020: 71%
- September 2020: 80%

European retail portfolio: all stores have been fully trading since mid-May, with OBI paying rental in full.

Post 30 September 2020 Austria has gone into a three-week lockdown from 17 November 2020 to 6 December 2020 which will result in the OBI stores in Austria being closed. Rental relief if any to OBI for this period has not yet been finalised.

All OBI stores in Slovakia are still open and trading.





AT A GLANCE

SNAPSHOT AS AT 30 SEPTEMBER 2020



Property portfolio	Asset value: R12,6 billion	
Strategic nodes	Fourways***	175 451 m ²
	Charles Crescent – Sandton	47 692 m ²
	Foreshore – Cape Town	52 152 m ²
	George	29 840 m ²
	Europe	65 893 m ²
Gross lettable area (GLA)	529 363 m ²	
Vacancy*	11,5%	
Weighted average lease expiry (WALE) (gross income)	5,4 years	
Portfolio split (revenue)	Retail	73,5%
	Office	21,8%
	Industrial	4,7%

Tenant profile (% of revenue)	A - Large national	52,9%
	B - National listed/franchises	27,9%
	C - Other	19,2%
Tenant retention ratio	84,0%	
Weighted average (WA) cost of funding	7,3% (including offshore)	
Debt	WA term	2,5 years
	Total debt	R6,1 billion
	Loan to value ratio (LTV)**	46,0%
	Interest coverage ratio (ICR)	2,1x
Hedging (including offshore)	74,5% of debt hedged	
	WA term	1,8 years

* Excludes properties earmarked for redevelopment within the next 12 months.

** Takes into account vendor receivables.

*** All properties in Fourways node (including 50% of Fourways Mall).



STRENGTHENING THE BALANCE SHEET

BALANCE SHEET STRENGTHENING INITIATIVE

GOALS

- Reduction of overall debt levels
- Long-term Fund LTV of 40%
- Ensure ICRs are comfortably over 2,0 times

LEVERS

- Sale of non-core assets and repayment of debt
- Retention of September 2020 and March 2021 distributions
- Unlocking further value on existing assets

PROGRESS MADE

- Sale of non-core assets
 - R595 million of assets held for sale
 - R92 million has transferred post period end
 - Further R96 million of sales being unconditional
 - COVID-19 lockdown has caused significant delays at the deeds office
- Retention of distributions
 - As previously advised Accelerate will not be paying a distribution for the periods ending 30 September 2020 and 31 March 2021

- Unlocking additional value on existing assets

- The Fund is exploring several options to unlock additional value on existing properties and available bulk
- These options include:
 - › Storage;
 - › Flexible office;
 - › Hospitality;
 - › Residential; and
 - › Sustainable energy.



A modern office interior with glass walls and ceiling. In the center, there is a white conference table with four black chairs. To the right, a white vase holds a bouquet of white orchids. The background wall features four framed photographs. The ceiling has recessed lights. The floor is covered in a dark carpet. A white semi-transparent banner is overlaid across the middle of the image, containing the text "FINANCIAL RESULTS".

FINANCIAL RESULTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION



	30 Sept 2020 (R'000)	31 March 2020 (R'000)
ASSETS		
Non-current assets	12 410 750	12 373 281
Investment property	12 270 674	12 231 279
Right-of-use asset	139 820	141 676
Equipment	256	326
Current assets	651 915	564 671
Trade and other receivables	582 304	531 133
Cash and cash equivalents	69 611	33 538
Investment property held for sale	595 897	595 897
Fair value of investment property assets	595 897	595 897
Total assets	13 658 562	13 533 849
EQUITY AND LIABILITIES		
Shareholders' interest	6 716 905	6 794 292
Share capital	5 126 705	5 125 105
Other reserves	170 124	165 946
Minority interest	23 987	23 075
Retained earnings	1 396 089	1 480 166
Total equity	6 716 905	6 794 292
Non-current liabilities	5 924 533	5 209 358
Long-term borrowings	5 551 942	4 904 762
Lease hold liability	134 827	136 173
Derivatives	237 764	168 423
Current liabilities	1 017 124	1 530 199
Trade and other payables	393 538	393 774
Derivatives	11 288	10 912
Lease hold liability	6 770	6 745
Short-term portion of long-term borrowings	605 528	1 118 768
Total equity and liabilities	13 658 562	13 533 849

HIGH-LEVEL OVERVIEW OF POSITION

- Investment property movement due to:
 - Capex spend during the period
- Investment property held for sale:
 - Edcon Warehouse transferred post 30 September for R92 million
 - Closure of the deeds office has resulted in significant delays in property transfers
- Long-term borrowings temporarily increased due to:
 - Exchange rate movement on euro debt
 - Funding of temporary COVID-19 relief (April to June 2020)



CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME



	30 Sept 2020 (R'000)	30 Sept 2019 (R'000)
Revenue, excl. straight-line rental revenue adjustment	511 648	564 423
COVID-19 rental assistance	(100 086)	-
Straight-line rental revenue adjustment	4 350	(9 390)
Revenue	415 912	555 033
Property expenses	(159 148)	(189 656)
Net property income	256 764	365 377
Other operating expenses	(24 941)	(26 006)
Operating profit	231 823	339 371
Fair value adjustments	(72 786)	(86 942)
Other income	2 330	815
Unrealised losses	(29 317)	(66 483)
Expected credit loss provision	(11 136)	(21 919)
Expected credit loss provision related to COVID-19	(33 405)	-
Finance income	24 415	21 884
Profit before long-term debt interest and taxation	111 924	186 726
Long-term debt interest	(195 320)	(164 642)
Profit before taxation	(83 396)	22 084
Taxation	-	-
Profit after taxation	(83 396)	22 084
Attributable to equity holders of the holding company	(84 077)	20 733
Attributable to minority interest	681	1 351
DISTRIBUTABLE EARNINGS		
Profit after taxation attributable to equity holders	(84 077)	20 733
<i>(Less)/add: Straight-line rental revenue adjustment</i>	(4 350)	9 390
<i>Add: Fair value adjustments</i>	72 676	87 619
<i>Add: Unrealised gains/losses</i>	29 317	66 483
<i>Add: Lease amortisation</i>	8 011	7 050
Distributable earnings	21 577	191 275

HIGH-LEVEL OVERVIEW OF PERFORMANCE

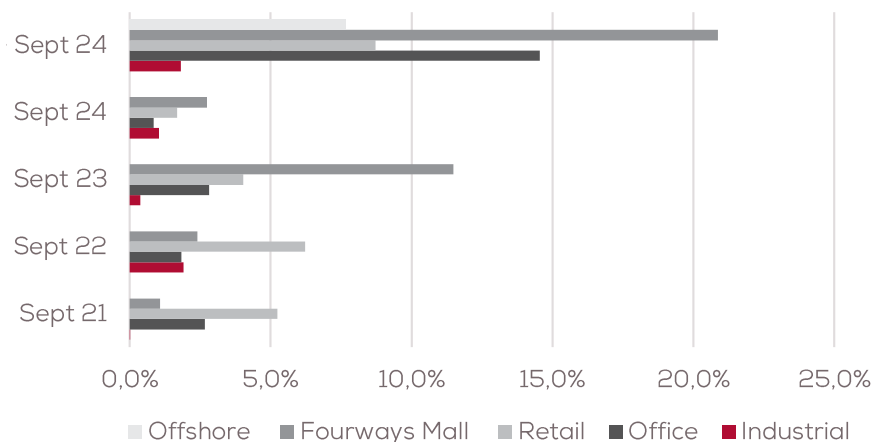
- Revenue movement due to:
 - COVID-19 rental assistance
 - Assets sold
 - Reduced municipal consumption and recoveries due to lockdown
 - Edcon Warehouse vacant prior to transfer
- Cost-to-income:
 - Ratio excluding COVID-19 impact is 24,9% (2019: 26,2%)
 - Temporarily increased to 42,8% due to:
 - › R100 million COVID-19 rental assistance
 - › R33 million additional COVID-19 credit loss provision
- Fair value adjustments:
 - Downward mark-to-market movement on swaps – R70 million
 - Downward revaluation of investment property portfolio – R3 million
- Long-term debt interest:
 - Increased due to Fourways Mall equalisation fully debt funded

A photograph of a modern glass skyscraper at dusk. The building's windows are illuminated from within, and a bright street light creates a starburst effect in the sky. A semi-transparent white horizontal band is overlaid across the middle of the image, containing the word "LEASING" in a red, serif font. The background shows a city street with a sidewalk, a street sign, and other buildings in the distance.

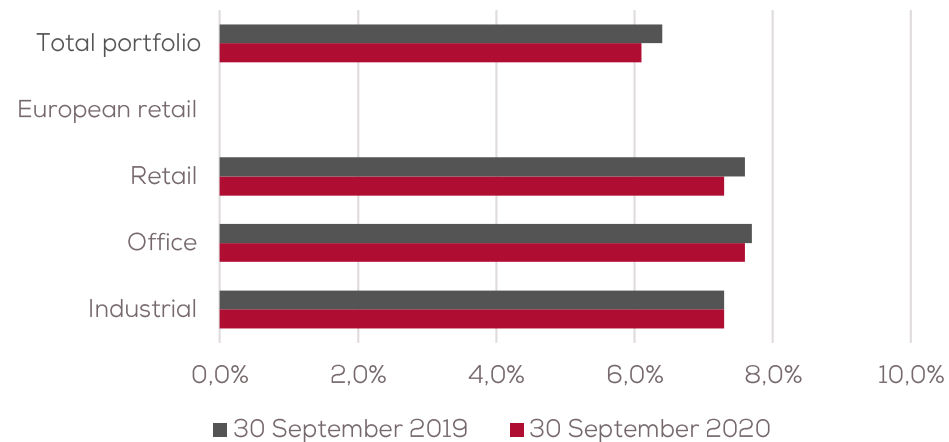
LEASING

LEASE EXPIRY PROFILE, ESCALATIONS AND RENTAL REVERSIONS

LEASE EXPIRY PROFILE BY GROSS RENTAL



CONTRACTUAL ESCALATIONS



Tenant retention

84,0 % by GLA

Tenant arrears	120+ days	90 days	60 days	30 days	Total
30 Sept 2020	1 082	18 076	16 901	13 395	49 454

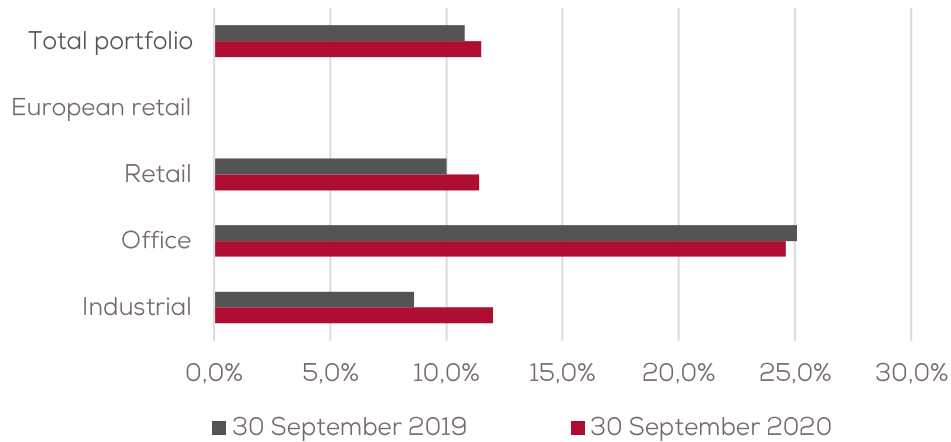
KEY TAKE AWAYS

- Lease expiry in excess of five years
- Stable contractual escalations
- Strong tenant retention in trying times

Rental reversions	Expired (m ²)	Renewals (m ²)	Expired rental (R/m ²)	New rental (R/m ²)	Rental reversion (%)
Office	3 950	2020	188,7	159,9	(15,2)
Retail	12 041	11 188	123,2	129,5	5,1
Industrial	1 800	1 800	39,6	40,0	1
Total	17 791	15 008	123,4	118,1	(4,3)

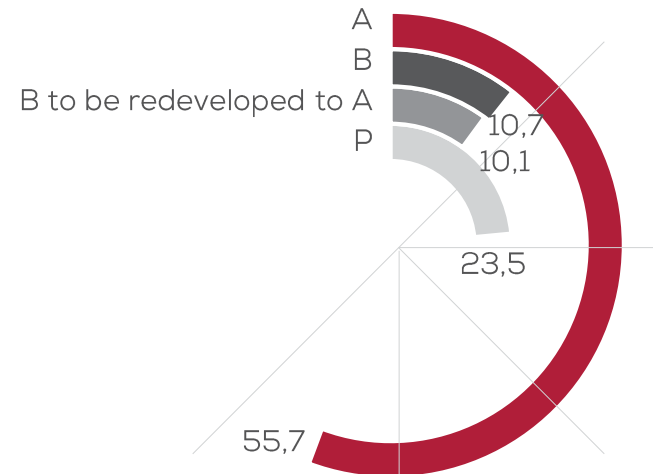
VACANCY PROFILE

VACANCIES AS AT 30 September 2020 (% of GLA) #*



The office vacancy relates to B-grade properties and office space attached to neighbourhood centres

OFFICE SPLIT BY REVENUE (%)



Vacancies shown above exclude vacant areas under head lease at Fourways Mall.
 * Vacancies also exclude properties held for redevelopment in the next 12 months.

KEY TAKE AWAYS

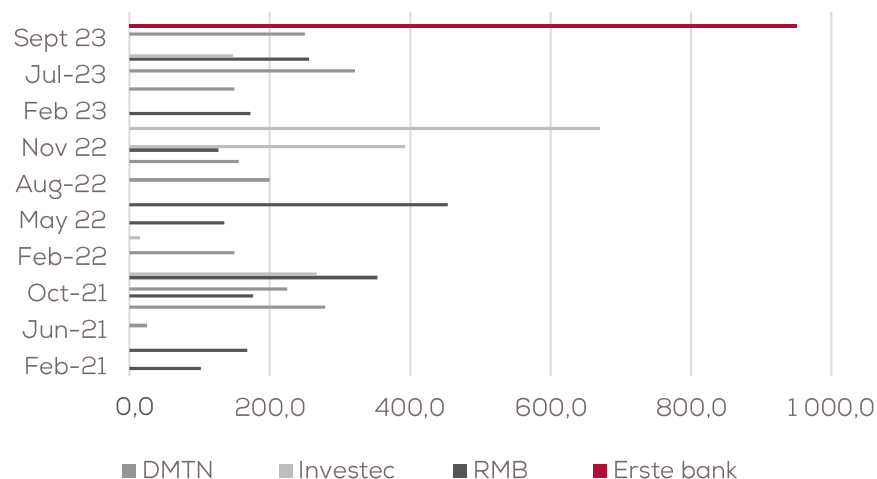
- Vacancies stable
- Offshore portfolio at 0% vacancy
- Fourways Mall head lease reduced significantly



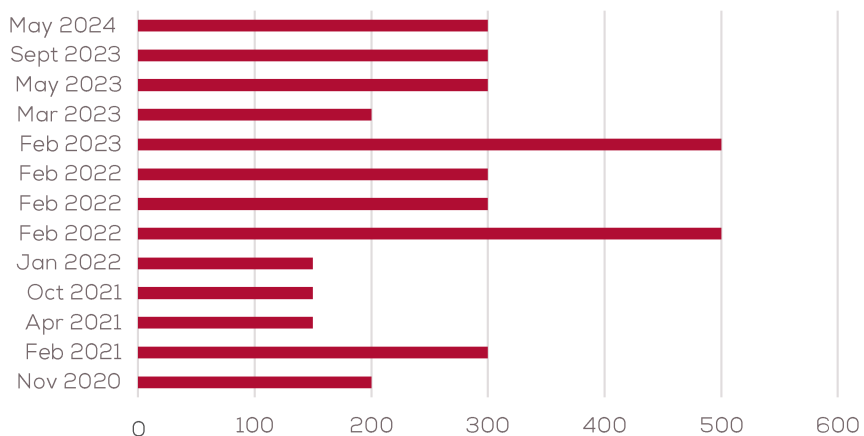
CAPITAL AND TREASURY MANAGEMENT

LONG-TERM DEBT

LONG-TERM DEBT FUNDING MATURITY PROFILE (RM)



INTEREST RATE SWAP MATURITY BUCKETS – SA ONLY (RM)



Long-term debt allocation	31 March 2020		31 March 2020	
	(Rm)	(%)	(Rm)	(%)
Debt capital markets	1 733	28,2	1 785	29,6
Bank funding	4 424	71,8	4 239	70,4
Total	6 157	100,0	6 024	100,0
WA debt term (years)	2,5		2,2	
Short-term portion of debt	605	9,8	1 118	18,6
Debt hedged		74,5		72,6
WA swap term (years)	1,8		1,8	
Blended interest rate*		7,3		7,8
Interest cover ratio (x)	2,1x		2,1	
LTV**		46,0		45,5

* Includes the effect of interest rate swaps.

** Takes into account receivables from vendors.

KEY TAKE AWAYS

- All debt to February 2021 refinanced/repaid
- Debt expiring within next 12 months reduced to R605 million from R1,1 billion Debt term increased to 2,5 years
- R529 million of capital market debt raised
- Expiring swaps to December 2020 equate to approximately R20 million saving per annum
- Overall cost of funding down to 7,3%

COVENANT CHANGES

TEMPORARY COVENANT CHANGES NEGOTIATED

- To create headroom in case of temporary income and property valuation fluctuations due to COVID-19
- The changes are as follows:

Measurement period ending	Existing covenant	30 September 2020	31 March 2021	30 September 2021	Thereafter
LTV ratio					
Fund level	50,0%	55,0%	55,0%	55,0%	50,0%
Special purpose vehicle (SPV) 1	45,0%	55,0%	55,0%	50,0%	45,0%
ICR					
Fund level	2,0x	1,8x	1,8x	1,8x	2,0x
SPV 1	2,0x	1,8x	1,8x	1,8x	2,0x

- Changes formally approved by DCM investors on all notes on 28 September 2020
- All new notes issued during August and September 2020 already included the amended covenants



PORTFOLIO UPDATE

FOURWAYS MALL

TRADING

- The bulk of tenants at Fourways Mall are open and trading
- Ster-Kinekor now open
- Bounce and Hamleys opened on 1 December 2020
- New Edcon lease with Retailability signed and in effect

VACANCIES

- Notwithstanding the COVID-19 pandemic, approximately 7 228 m² of space in the mall has been let. New tenants include:
 - Sport Zone;
 - Dis-Chem enlargement;
 - Restaurants;
 - PNA;
 - Essops; and
 - Nespresso Kiosk.
- Vacancies (excluding the head lease in place) approximately 500 m²
- The current head lease in place reduced from 22 022 m² at equalisation to 17 093 m² (9,5% of GLA) due to vacancies being filled
- This head lease expires on 29 November 2024

AREAS OF FOCUS

- Repurposing space
- Optimising tenant mix
- Utilisation of bulk for residential/office
- Maximising income streams

THE PURCHASE PRICE ADJUSTMENT ACCOUNT

- The purchase price may be adjusted during a 12-month period based on leases still to be confirmed, cost recoveries and expenses still to be verified
- The potential purchase price adjustment ranges from a reduction of R74,1 million to an increase of R221,6 million
- To be finalised by March 2021



FOURWAYS MALL *continued*

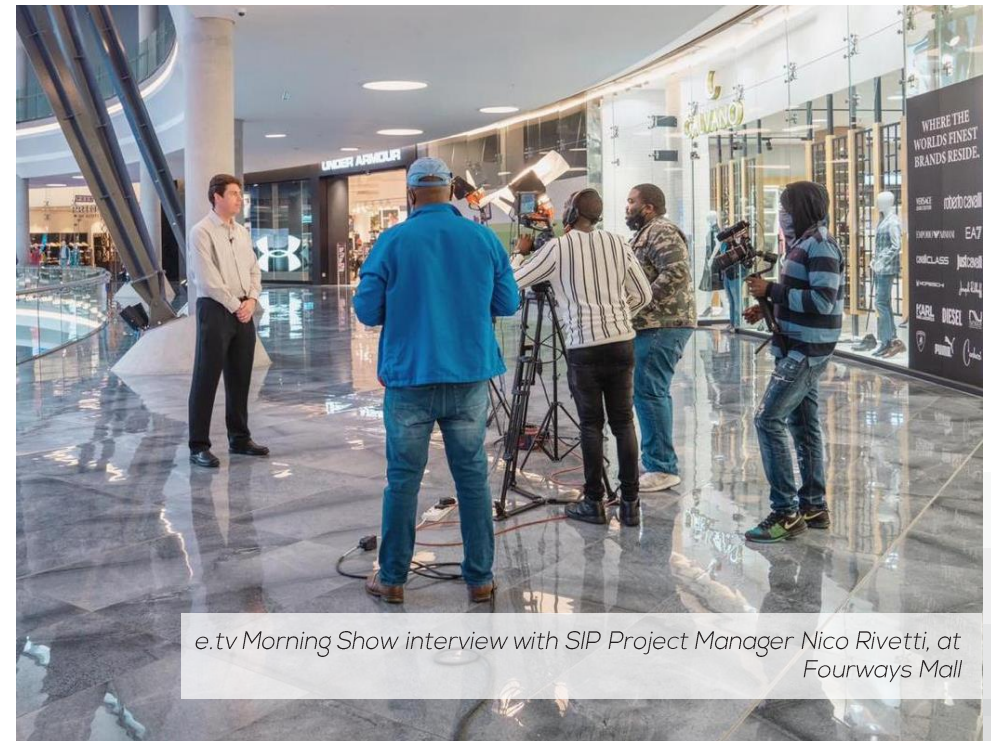
MULTIPLE AWARDS WON

- Fourways Mall made a clean sweep at the Africa Property Awards winning the following categories:
 - Retail Developments;
 - Retail Interiors; and
 - Retail Architecture.
- Fourways Mall was also announced winner in the Prix Versailles 2020 awards, in the category Special Interiors Africa and West Africa with architects Boogertman & Partners
- Fourways Mall has received a five-star rating in the Retail Interiors category and has been awarded as the winner for West Africa and Asia in the International Property Awards

MARKETING

- Comprehensive and focused brand awareness marketing drive. Initiatives such as:
 - 12-minute feature on e.tv's 'The Morning Show' with a call-to-action social media campaign aimed at building brand awareness;
 - Collaboration with 947fm on several campaigns leading up to Christmas;
 - 7th season of "The Man Cave" to be filmed at Fourways Mall;
 - Hosting a three-day SA Music Week conference and media launch;

- Mix FM outside broadcast and grand prize giveaway of gift cards on Black Friday weekend;
- Strategic content creation for tenants on social media platforms;
- Festive family campaign aimed at offering a safe, COVID-19 regulated, child friendly activation; and
- Retailers doing Black Friday specials for November.



e.tv Morning Show interview with SIP Project Manager Nico Rivetti, at Fourways Mall

FOURWAYS MALL continued SHOPPERTAINMENT

KIDZANIA

- Negotiations ongoing for completion and opening

HAMLEYS

- Opened 1 December 2020

BOUNCE

- Opened 1 December
- Unique and successful concept negatively affected by COVID-19 not the economy

ADVENTURE GOLF

- Open and trading
- Outdoor element more conducive to social distancing and COVID-19 protocols

FUN COMPANY

- Open and trading
- High-tech entertainment for children negatively affected by COVID-19 not the economy

STER-KINEKOR

- Open and trading
- New material expected from distributors delayed to early 2021



FOURWAYS MALL **continued** RESILIENCE DURING COVID-19 AND BEYOND



GREATER RETENTION OF CATCHMENT AREA

- Original Fourways Mall had limited offering for customers
- The newly completed mall has an extensive tenant offering the equivalent to any other super-regional shopping center
- The Mall has a diverse living standard measure customer base within a 15 km radius, far wider than other super-regional malls, and caters for all markets in terms of its shopping offering
- COVID-19 lockdown has forced people to stay and work from home
- This has been beneficial to the mall
- The mall is aiming to enhance the family shopper experience

POST-COVID-19 PLANS

- Expand customer base
- Introducing additional storage concepts
- Flexible workspace
- Utilisation of available bulk



CEDAR SQUARE

- Repositioned for lifestyle and convenience
- Provides tenants and shoppers with an open and outdoor feel
- The open layout is extremely beneficial to implementation of COVID-19 distancing measures
- Builders Warehouse revamped
- Supermarkets and health offerings trading exceptionally well
- The majority of tenants at Cedar Square are now trading, with Ster-Kinekor and Virgin Active having opened during September
- Lease terms extended with COVID-19 relief granted
- Turnovers of restaurants returning to pre-COVID-19 levels
- Trading density for the six-month period ended September 2020 up 24% versus prior year
- Vacancy rate remained stable at under 5%



EDEN MEANDER

- Since being acquired by APF during 2016 Eden Meander has come into its own with year on year double digit growth in both turnovers and trading densities
- Year to date trading densities up 14,6% versus prior year
- All tenants at Eden Meander are now open and trading post lockdown
- Management focused on tenant retention and long-term sustainability
- The majority of leases signed at opening of the mall five years ago have been renewed for a further five years
- The vacancy has been reduced to 2% post 30 September 2020
- APF owns unutilised bulk and has to potential to unlock additional bulk in the future
- Exceptionally strong node with immediate growth potential



The image shows the exterior of an OBI retail store. The building has a bright orange facade and a large, curved sign with the OBI logo in red and blue. Below the main sign, there is a smaller sign that says "Dobře Vás vítáme!". The entrance area is visible with a sign that says "Vchod". In the foreground, there is a parking lot with several cars and a yellow and black speed bump. The sky is clear and blue.

OBI®

EUROPEAN RETAIL

OBI PERFORMANCE



Buildings	GLA (m ²)	Fair value at 30 September 2020 (€'000)	Fair value at 31 March 2020 (€'000)	Tenant turnover growth year on year 31 December 2019 (%)	Portfolio by rental income (%)	Remaining lease term (years)*
AUSTRIA						
Wien 3	16 356	43 314 000	43 691 000	9,5	40	6,08
Mauthausen	5 146	7 167 000	6 799 000	5,1	9	10,08
Hallein	3 739	3 104 000	2 984 000	4,8	4	10,08
Bruck/Mur	6 823	6 489 000	6 481 000	7,8	9	10,08
Mürzzuschlag	5 822	7 466 000	7 292 000	6,9	8	10,08
Rosental	3 316	3 728 000	3 690 000	8,4	4	10,08
SLOVAKIA						
Kosice	8 054	6 440 000	6 540 000	35,7	7	10,08
Martin	7 950	6 850 000	6 936 400	22,4	7	10,08
Nitra	8 687	7 970 000	8 270 000	17,0	11	10,08
	65 893	92 528 000	92 683 400	11,9		8,40

* Upon signing of the agreed lease extension on Wien 3 the remaining lease term of the portfolio will extend to 12 years.

OBI PERFORMANCE continued

- Portfolio independently valued annually by CBRE, value confirmed in June 2020 as €92 528 000 at a yield of 6,2%
- Critical diversification:
 - Economic; and
 - Geographic diversification.
- Cross-currency swap valuation improved post 30 September 2020 due to strengthening of the rand against the euro
- 50% of rental paid during lockdown period (16 March to 13 April 2020 for Austria; 16 March to 5 May 2020 for Slovakia)
- Extension of the Wien lease for an additional 10 years agreed (effective January 2021)
- Portfolio WALE to be in excess of 12 years post this extension





OUTLOOK

OUTLOOK

- As per SENS announcement on 7 September 2020 the board had resolved that it would be in the best interest of the company to retain distributions. Accordingly, no distributions will be paid for the reporting periods ending 30 September 2020 and 31 March 2021.
- Going forward the Fund remains focused on:
 - Expanding and improving our nodal strategy;
 - Unlocking future value on assets and bulk owned by the Fund; and
 - Ensuring acceptable financial covenants.
- The Fund is confident that the strengthening of the company's financial position will stand Accelerate and its investors in good stead for the future





ANNEXURE 1

PROPERTY PORTFOLIO SUMMARY

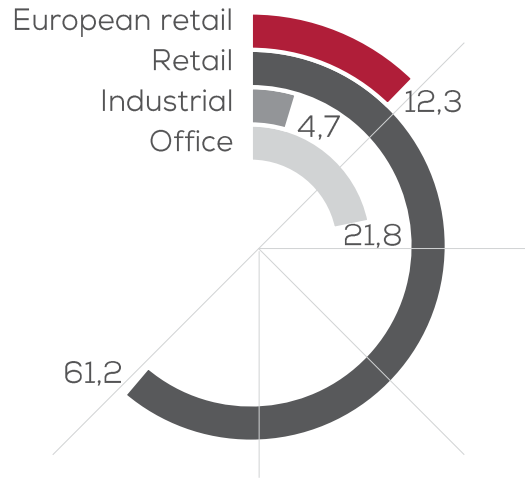
WEST PACK
Your 'everyday' life

ed Shop

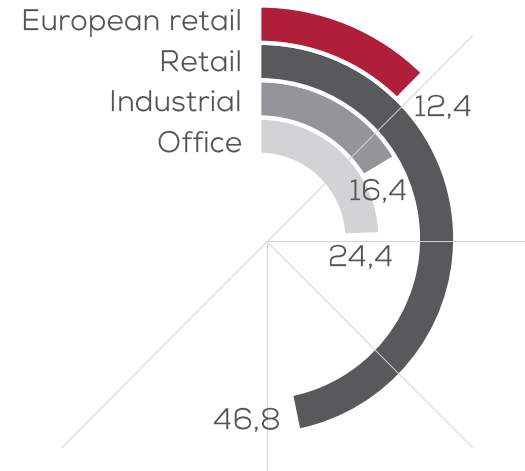
Sho

SECTOR AND GEOGRAPHIC SUMMARY

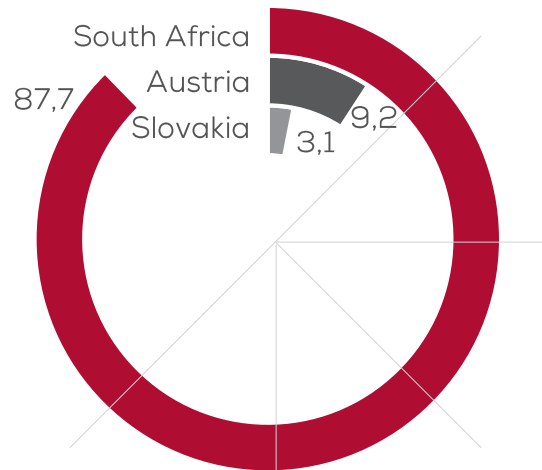
SECTOR PROFILE BY REVENUE (%)



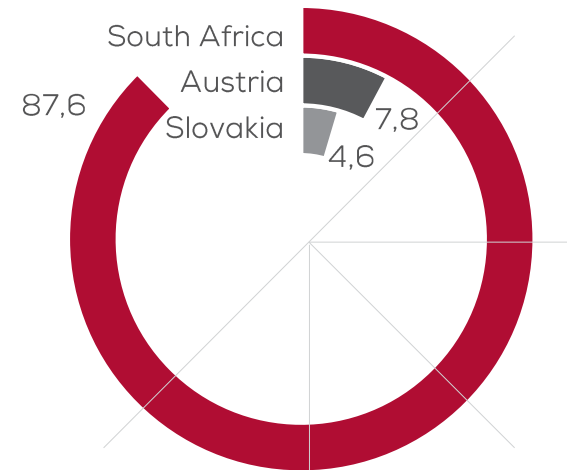
SECTOR PROFILE BY GLA (%)



GEOGRAPHIC PROFILE BY REVENUE (%)

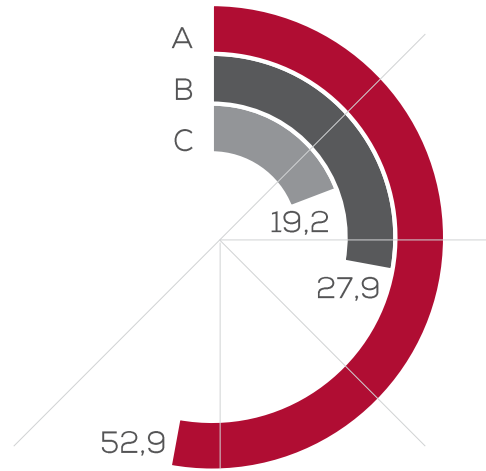


GEOGRAPHIC PROFILE BY GLA (%)

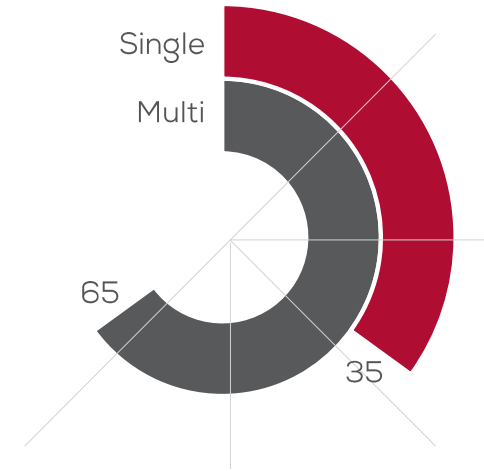


TENANT PROFILE

TENANT PROFILE BY REVENUE (%)



SINGLE VERSUS MULTI-TENANTED BY GLA (%)



- A:** Large national tenants, large listed tenants and major franchises, including Absa Bank, Capitec Bank, Dis-Chem, Edgars, FNB, Foschini, Jet Stores, KPMG, Massmart, Nedbank, OBI, OK Furnishers, Pepkor, Pick n Pay, Shoprite, Standard Bank, Woolworths
- B:** National tenants, listed tenants, franchises and medium to large professional firms, including Fishmonger, KFC, Mugg & Bean, Nando's, Spur, Steers, Wimpy
- C:** Other

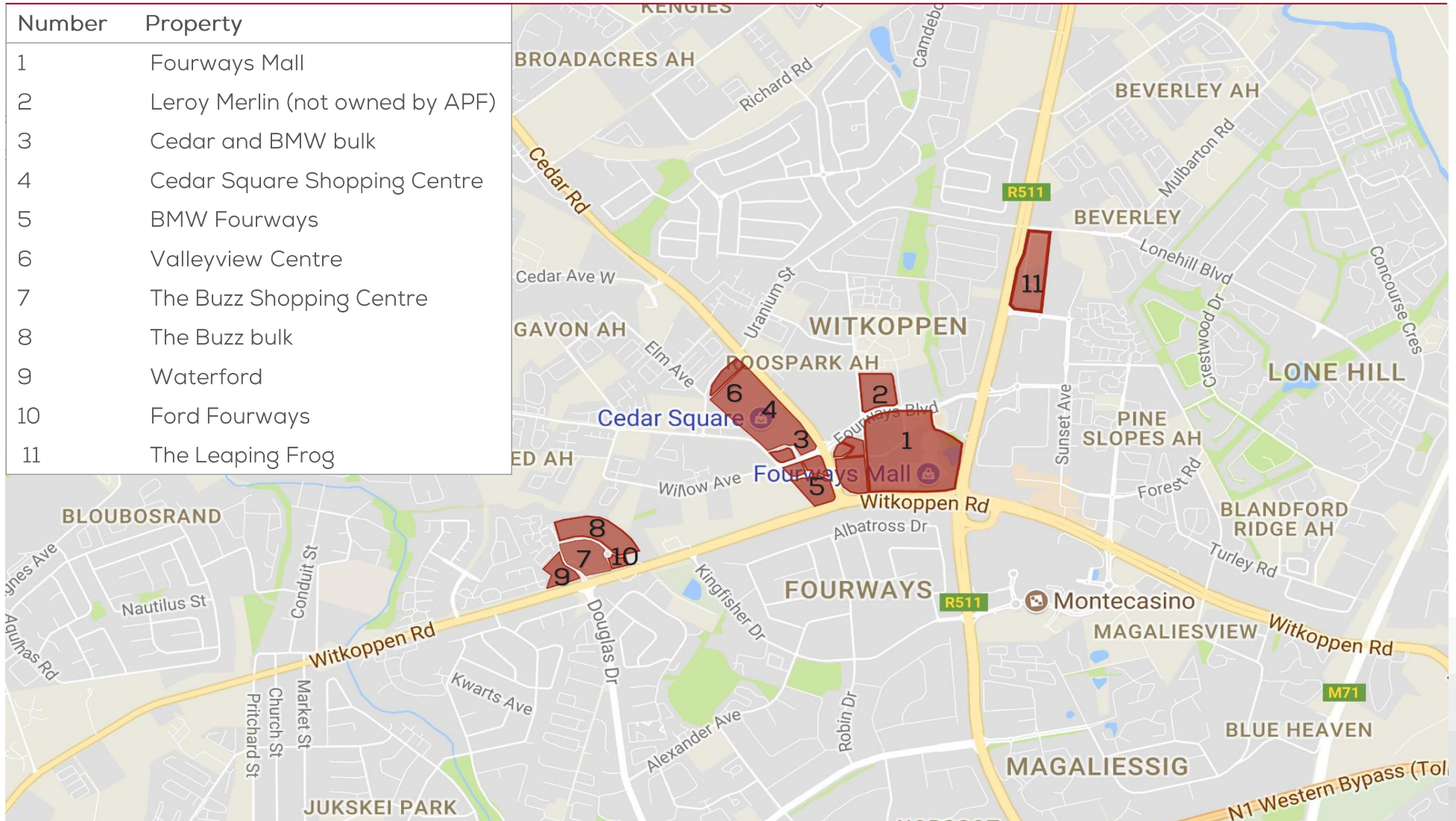


ANNEXURE 2

OUR FOURWAYS EXPOSURE

OUR FOURWAYS FOOTPRINT

Number	Property
1	Fourways Mall
2	Leroy Merlin (not owned by APF)
3	Cedar and BMW bulk
4	Cedar Square Shopping Centre
5	BMW Fourways
6	Valleyview Centre
7	The Buzz Shopping Centre
8	The Buzz bulk
9	Waterford
10	Ford Fourways
11	The Leaping Frog



THANK YOU

INVESTOR RELATIONS

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COMING SOON

QUALI IS OUR OBSESSION