

Safari Investments RSA Limited
 Registration number: 2000/015002/06
 Approved as a REIT by the JSE Limited
 JSE share code: SAR
 ISIN: ZAE000188280
 Republic of South Africa
 ("Safari" or the "company" or the "group")

The abridged consolidated financial statements for the year ended 31 March 2017 and notice of annual general meeting

The preparation of the abridged consolidated financial results for the year ended 31 March 2017 was prepared under the supervision of the financial director, WL Venter (CA (SA)).

2017 Performance Overview

- Number of properties: 19
- 2% vacancy rate
- R135/m2 monthly weighted average gross rental/m2 for retail sector
- R142/m2 monthly weighted average base rental/m2 for health care sector
- 99% retail sector & 1% health care sector
- 89% (GLA) national tenants
- 186 000m2 total built m2 of property portfolio
- R2,63 billion property portfolio value.

Income generating property portfolio for the year ending 31 March 2017

Geographic	Denlyn Mamelodi, Gauteng	Atlyn Atteridgeville, Gauteng	Mnandi Atteridgeville, Gauteng
Trading since	2003	2006	2015
Total built area	43 450m2	41 200m2	10 550m2
Occupation levels	100%	100%	93%
National tenants	91%	90%	86%
Number of shops	109	95	31
Annual trading density/m2 for 2017	R43 600/m2	R30 500/m2	R18 100/m2

Geographic	Thabong Sebokeng, Gauteng	The Victorian Day Hospital Heidelberg, Gauteng	Soweto Soweto, Gauteng
Trading since	2007	1997	2016

Total built area	43 100m2	15 400m2	2 817m2
Occupation levels	100%	96%	100%
National tenants	89%	95%	N/A
Number of shops	104	40	N/A
Annual trading density/m2 for 2017	R24 100/m2	R42 200/m2	N/A

Geographic	Platz am Meer Swakopmund, Namibia		
Trading since	2016		
Total built area	29 500m2		
Occupation levels	91%		
National tenants	84%		
Number of shops	70		
Annual trading density/m2 for 2017	R32 200/m2		

Chairman and Chief Executive Officer's report

Safari's aspiration is not to follow the competition, but to exceed our own expectations, to break our own records; to ensure that our positive impact on our tenants, shareholders and society at large is greater this year than last.

The exceptional qualities and resilience of Safari's operations delivered another year of positive results. Our unique portfolio in key locations showed sustained growth despite uncertainties in the current political and economic climate. Listed as a retail-focused REIT on the JSE, Safari is aware of the benefits targeted by investors in selecting this investment vehicle.

Our experience at Safari has been that the primary focus on retail produces higher distribution growth than residential, office or industrial specialised properties can deliver. Retail produces a more predictable rental income stream and thrives under hands-on revenue-enhancing asset management. As consumers demand a higher standard of shopping experience, more choices, convenient access and quality brands together with new supply and selective redevelopment opportunities continue to be triggered; but location remains critical. While large metropolitan malls may not currently be the most compelling investments, we find that a fair measure of opportunities remain for the underdeveloped urban retail market in South Africa. Safari is proud to be a REIT in this arena and while the preference for the retail sector remains, we will continue with this focused approach.

We are pleased to share our highlights for the year:

- The portfolio increased at approximately 20% per year from listing on the JSE in 2014 to R2,63 billion today;
- Our vacancy factor improved from 4% to 2%;
- National retailers occupy approximately 90% of our portfolio space – a foundation for sustainable and reliable income streams;
- Property revenue year-on-year increased by 20% to R203,4 million for the year;
- Operating profit of R145 million, a 17% increase for the year; and
- 82% of operating profit distributed to shareholders with a next distribution due July 2017 of 34 cents per share.

Apart from closely monitoring the performance of the portfolio, we addressed its quality and aesthetics during the year. We work closely with our consultants, local authorities and communities to create facilities characterised by quality design and with efficient transport links to jobs and amenities. During the year we launched a complete fibre network and connectivity infrastructure for the property portfolio, providing high-speed reliable fibre to the facilities. High-speed wi-fi on site with access to tenant and retailer information adds significant value to a facility, not only for our tenants but also for us as landlord. Our ability to conduct real-time market research directly impacts the services and solutions we can integrate into our offering to tenants.

In October 2016 we celebrated the grand opening of Safari's first cross-border investment, the Platz am Meer lifestyle centre in Swakopmund and landmark investment for Namibia. The development offers opportunities, employment, and business initiatives for the people of Namibia; and, with 84% national brands, is already trading beyond expectations.

With an opportunity rich portfolio, an excellent pipeline of projects is underway. Earthworks for the new Nkomo Village Centre in Atteridgeville commenced during this financial year and the development is set for completion during quarter 4 of 2018. New properties are sourced carefully with an emphasis on quality and sustainable income streams, with prime development opportunities often centred around existing assets.

Being selective in our acquisitions, we prefer to consider well located properties in popular underdeveloped nodes where there is long-term value. For this reason we need to act swiftly when quality opportunities arise. Access to stable funding and committed financial resources is essential.

As a result of the project pipeline, which is still in an aggressive growth phase, our gearing ratio increased in the financial year to temporarily higher than the 40% mark as per our strategy. This ratio should decrease to approximately 14% once the

new capital raising process is finalised. The Board approved a private placement share issue at R7,60 subject to shareholder approval, raising R756 600 011 in equity. Investors participating include current shareholders Stanlib, Grindrod, Safarihold, WDBH Investments and a new investor with whom Safari is proud to be associated, Southern Palace Capital. The new capital raise should bring the NAV to approximately R2,4 billion and we anticipate improvement in liquidity of our share. We realise that good management of our debt level is now key in order to maintain steady growth.

The company welcomes the appointment of new financial director Willem Venter on 1 April 2017. He previously served as Safari's property portfolio manager and brings a wealth of experience and hands-on knowledge of the Safari assets, now serving as a board executive. We wish former director Zach Engelbrecht all success in his future endeavours and thank him for his dedication to the company over the past two years.

We thank the entire Board for their support and determination to see our company reach new heights. We want to thank our shareholders for their continued support and confidence. We further extend our appreciation to our business partners, advisers, customers and suppliers for their ongoing support and loyalty to Safari. It is a privilege to lead a company surrounded with such talented and optimistic people.

At Safari, we recognise that the quality of a development has a direct impact on people's wellbeing. Our business cannot be only about creating prime property nodes; we want to create places that will be enjoyed and nurtured by communities for years to come. We welcome you to take a walk through our successes, challenges and milestones in the following pages.

JP Snyman
Chairman

FJJ Marais
Chief Executive Officer

21 June 2017

Abridged consolidated statement of financial position
as at 31 March 2017

	2017	2016
	R' 000	R' 000
Assets		
Non-current assets		
Investment property	2 421 550	2 054 691
Fair value of investment property	2 456 990	2 088 584

Operating lease asset	(35 440)	(33 893)
Intangible assets	-	14
Operating lease asset	33 349	27 809
	2 454 899	2 082 514
Current assets		
Inventories	175 003	96 905
Trade and other receivables	14 139	28 829
Operating lease asset	2 091	6 085
Current tax receivable	1 638	1 638
Cash and cash equivalents	2 931	3 398
	195 802	136 855
Total assets	2 650 701	2 219 369
Equity and liabilities		
Equity		
Stated capital	1 187 088	1 116 566
Retained income	476 453	439 466
	1 663 541	1 556 032
Liabilities		
Non-current liabilities		
Interest bearing borrowings	898 433	627 233
Deferred tax	23 105	18 478
	921 538	645 711
Current liabilities		
Trade and other payables	15 792	11 096
Interest bearing borrowings	5 576	6 530
Bank overdraft	44 254	-
	65 622	17 626
Total liabilities	987 160	663 337
Total equity and liabilities	2 650 701	2 219 369

Abridged consolidated statement of profit or loss and other comprehensive income for the year ended 31 March 2017

	2017	2016
	R'000	R'000
Revenue	204 973	171 631
Property revenue	203 427	169 055
Operating lease	1 546	2 576
Other income	4 477	1 185
Operating expenses	(64 889)	(48 687)
Operating profit	144 561	124 129
Investment income	182	465
Fair value adjustments	74 822	(4 997)

Gross fair value adjustments	76 368	(2 421)
Operating lease	(1 546)	(2 576)
Finance costs	(59 012)	(36 254)
Profit before taxation	160 553	83 343
Taxation	(4 627)	(1 800)
Profit for the year	155 926	81 543
Other comprehensive income	-	-
Total comprehensive income for the year	155 926	81 543
Basic earnings per share (cents)	83	46
Diluted earnings per share (cents)	83	45

Abridged consolidated statement of changes in equity for the year ended 31 March 2017

	Stated capital R' 000	Retained income R' 000	Total equity R' 000
Balance at 1 April 2015	1 031 570	477 850	1 509 420
Profit for the year	-	81 543	81 543
Other comprehensive income	-	-	-
Total comprehensive income for the year	-	81 543	81 543
Capital raising fee on shares paid for and issued in the current year	(718)	-	(718)
Shares issued through capitalisation dividend	16 410	-	16 410
Shares issued through capitalisation dividend	15 214	-	15 214
Shares issued through rights offer	54 090	-	54 090
REIT distribution	-	(119 927)	(119 927)
Total contributions by and distributions to owners of company recognised directly in equity	84 996	(119 927)	(34 931)
Balance at 1 April 2016	1 116 566	439 466	1 556 032
Profit for the year	-	155 926	155 926
Other comprehensive income	-	-	-
Total comprehensive income for the year	-	155 926	155 926
Shares issued through capitalisation dividend	5 928	-	5 928
Shares issued through capitalisation dividend	13 341	-	13 341
Private placement	31 578	-	31 578
Private placement	20 000	-	20 000

Capital raising fee on shares paid for and issued in the current period	(325)	-	(325)
REIT distribution	-	(118 939)	(118 939)
Total contributions by and distributions to owners of company recognised directly in equity	70 522	(118 939)	(48 417)
Balance at 31 March 2017	1 187 088	476 453	1 663 541

Abridged consolidated statement of cash flows
for the year ended 31 March 2017

	2017 R'000	2016 R'000
Net cash used in operating activities		
Cash generated from operations	84 313	43 946
Investment income	182	465
REIT distribution paid	(99 668)	(88 303)
Finance costs	(59 012)	(36 254)
Tax received	-	4 295
Net cash used in operating activities	(74 185)	(75 851)
Net cash used in investing activities		
Purchase and development of investment property	(292 037)	(353 260)
Net cash used in investing activities	(292 037)	(353 260)
Net cash from financing activities		
Proceeds on share issue	51 254	53 371
Proceeds from bank overdraft	71 142	-
Repayment of bank overdraft	(47 685)	-
Proceeds from interest bearing borrowings	677 330	587 061
Repayment of interest bearing borrowings	(407 083)	(216 691)
Net cash from financing activities	344 958	423 741
Total cash movement for the year	(21 264)	(5 370)
Cash at the beginning of the year	3 398	8 768
Total cash and cash equivalents at end of the year	(17 866)	3 398

Segmental reporting

The group classifies the following main segments, which is consistent with the way in which the group reports internally:

- Atteridgeville
- Mamelodi
- Sebokeng
- Heidelberg
- Namibia

Abridged segment results, net assets, include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

	Atteridge- ville R' 000	Mamelodi R' 000	Sebokeng R' 000	Heidelberg R' 000
31 March 2017				
Turnover (external)	58 404	61 364	47 874	17 048
Reportable segment profit before investment revenue, fair value adjustments and finance costs	45 412	50 979	33 102	11 437
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	-	-	-	-
Profit before investment revenue, fair value adjustments and finance costs	-	-	-	-
Segment assets and liabilities				
Segment assets	674 639	694 485	490 212	154 688
Unallocated assets	-	-	-	-
Total assets	674 639	694 485	490 212	154 688
Segment liabilities	3 873	3 366	3 684	671
Unallocated liabilities	-	-	-	-
Interest bearing borrowings	-	-	-	-
Total liabilities	3 873	3 366	3 684	671
Other segment items				
Interest revenue (external)	21	30	21	3
Unallocated interest revenue	-	-	-	-
Investment revenue	21	30	21	3
Fair value adjustments	63 886	86 681	66 148	3 345
Interest expense	-	-	-	-
Unallocated interest expense	-	-	-	-

Finance costs	-	-	-	-
	Namibia	Reconcil-		Total
	R'000	iation		R'000
		R'000		
31 March 2017				
Turnover (external)	15 918	4 365		204 973
Reportable segment profit before investment revenue, fair value adjustments and finance costs	10 228	-		151 158
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	-	(6 597)		(6 597)
Profit before investment revenue, fair value adjustments and finance costs	-	-		144 561
Segment assets and liabilities				
Segment assets	560 745	-		2 574 769
Unallocated assets	-	75 932		75 932
Total assets	560 745	75 932		2 650 701
Segment liabilities	26 994	-		38 588
Unallocated liabilities	-	44 563		44 563
Interest bearing borrowings	-	904 009		904 009
Total liabilities	26 994	948 572		987 160
Other segment items				
Interest revenue (external)	-	-		75
Unallocated interest revenue	-	107		107
Investment revenue	-	107		182
Fair value adjustments	(137 805)	(5 887)		76 368
Interest expense	-	-		-
Unallocated interest expense	-	59 012		59 012
Finance costs	-	59 012		59 012

	Atteridge-	Mamelodi	Sebokeng	Heidelberg
	ville	R'000	R'000	R'000
	R'000			
31 March 2016				
Turnover (external)	51 732	57 283	45 448	15 843

Reportable segment profit before investment revenue, fair value adjustments and finance costs	40 247	47 194	31 768	10 775
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	-	-	-	-
Profit before investment revenue, fair value adjustments and finance costs	-	-	-	-
Segment assets and liabilities				
Segment assets	596 672	582 030	383 047	143 598
Unallocated assets	-	-	-	-
Total assets	596 672	582 030	383 047	143 598
Segment liabilities	3 370	3 267	2 785	588
Unallocated liabilities	-	-	-	-
Interest bearing borrowings	-	-	-	-
Total liabilities	3 370	3 267	2 785	588
Other segment items				
Interest revenue (external)	4	4	10	1
Unallocated interest revenue	-	-	-	-
Investment revenue	4	4	10	1
Fair value adjustments	(29 505)	43 072	(41 355)	(9 939)
Interest expense	-	-	(20)	-
Unallocated interest expense	-	-	-	-
Finance costs	-	-	(20)	-

	Namibia R' 000	Reconcil- liation R' 000	Total R' 000
31 March 2016			
Turnover (external)	86	-	170 392
Reportable segment profit	(869)	-	129 115

before investment revenue, fair value adjustments and finance costs			
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	-	(4 986)	(4 986)
Profit before investment revenue, fair value adjustments and finance costs	-	-	124 129
Segment assets and liabilities			
Segment assets	440 858	-	2 146 205
Unallocated assets	-	73 164	73 164
Total assets	440 858	73 164	2 219 369
Segment liabilities	504	-	10 514
Unallocated liabilities	-	19 060	19 060
Interest bearing borrowings	-	633 763	633 763
Total liabilities	504	652 823	663 337
Other segment items			
Interest revenue (external)	2	-	21
Unallocated interest revenue	-	444	444
Investment revenue	2	444	465
Fair value adjustments	24 753	10 553	(2 421)
Interest expense	-	-	(20)
Unallocated interest expense	-	(36 234)	(36 234)
Finance costs	-	(36 234)	(36 254)

Earnings per share for the year ended 31 March 2017

	2017	2016
	R' 000	R' 000
Earnings used in the calculation of basic earnings per share (profit after tax)	155 926	81 543
Ordinary shares in issue at year end	191 257	182 182
Weighted average number of ordinary shares	186 837	177 386
Headline earnings	79 558	83 964
Basic earnings per share (cents)	83	46
Diluted earnings per share (cents)	83	45
Basic headline earnings per share (cents)	43	47

Diluted headline earnings per share (cents)	43	46
Headline earnings reconcilliation		
Basic earnings (profit after tax)	155 926	81 543
Gains and losses from the adjustment to the fair value of non-current assets	(76 368)	2 421
Headline earnings	79 558	83 964

Net asset value per share for the year ended 31 March 2017

	2017 R'000	2016 R'000
Total assets	2 650 701	2 219 369
Total liabilities	(987 160)	(663 337)
	1 663 541	1 556 032
Ordinary shares in issue (note 10)	191 257	182 182
Net asset value per share (cents)	870	854
Tangible net asset value (cents)	870	854

Explanatory notes to the abridged consolidated statement of financial position and abridged consolidated statement of comprehensive income for the year ended 31 March 2017:

1. It is the group's policy to have the entire investment property portfolio valued on an annual basis by an independent valuer. The group's investment properties comprise both completed developments as well as developments under construction. There was R292 037 000 additional capital expenditure during the year.

The value of the property portfolio increased by 20% from 31 March 2016, due to cost capitalised in the construction of the Platz am Meer Waterfront Shopping Centre, Thabong Shopping Centre Phase 4, ground work at Nkomo Village and Mamelodi K-Block extension. The construction costs are financed by the interest bearing borrowings.

The valuation of investment property (except for the property valuations based on the direct comparable method) was based on the discounted cash flow method. The valuation of investment property (Erf 9043, 9044, 9045 Atteridgeville Ext 5, Farm Pretoria Town and Townlands 351 and Erf 68 of the Lynnwood property and the subsidiary's property was based on the direct comparable method, plus development cost. This method was used as the erven identified above are new stands purchased, which are not yet income earning (not yet generating cash flow).

These valuations are considered to be Level 3 on the fair value hierarchy as per IFRS 13 Fair Value Measurement. There have been no movements of inputs between fair value hierarchy levels nor have there been any changes in the methods of valuation as mentioned above. If the valuer were to increase both the capitalisation and discount rates by 0,50% the total valuation

would decrease by R113 845 000. If the valuer were to decrease both the capitalisation and discount rates by 0,50% the total valuation would increase by R140 872 000.

This announcement does not include all the information required pursuant to paragraph 16A(j) of IAS 34. The full annual financial statements are available on the issuer's website, at the issuer's registered offices and upon request.

2. Most of Safari's current lease agreements are in the second half of the signed lease period. Sufficient new lease agreements and renewals are in place; escalations of 8% have been achieved for new leases negotiated.

3. 30% of Erf 71, Swakopmund, Erongo Region, Registration division G, being residential units to be erected and constructed on the land. The reason for the classification as inventory is that the development on this part of the property will be sold as residential units in the ordinary course of business. The net realisable value of inventory has been valued by an independent external valuer, who has considered all aspects of the inventory. The inventory has been valued using the "direct comparable method" and recognised at the lower of cost and net realisable value less cost to sell in terms of IAS 2 Inventories.

4. During 2017 Safari distributed 32 cents per share in June 2016, and 32 cents per share in December 2016. The total distribution declared was R118 939 055 (2016: R119 926 850) resulting in a 1% decrease year on year. The company made a net payment of R99 668 459 to shareholders. A total of R19 270 596 was reinvested through a dividend reinvestment plan which resulted in 2 496 380 new shares issued.

5. Trade and other receivables fluctuated between the comparative periods, due to the value added tax (VAT) receivable from the South African/Namibia Revenue Services for the financial period under review. The VAT receivable is due to the current construction projects at the various properties.

Trade and other payables consists of deposits (tenants) held at current retail centres, income received in advance and accrued expenses.

6. The bulk of current and non-current liabilities were directly related to the facilities being utilised to finance the project development of Platz am Meer Waterfront Centre, Mamelodi K-Block, Mnandi left-in, Thabong Shopping Centre (Phase 4), Soweto Day Hospital and Nkomo Village.

7. The property revenue increased by 20% compared with the previous year's results. The additional increase over and above the annual escalation is due to the opening of Platz am Meer

Waterfront Shopping Centre (22 September 2016), Denlyn Shopping Centre extensions and Thabong Shopping Centre extensions.

8. The operating expenses as a percentage of property revenue was 30% (2016: 29%), due to the extensions and additional properties coming into operation (Platz am Meer new shopping centre opening an additional 29 500m², Thabong extensions of 1 902m², Denlyn Shopping Centre extensions of 714m²).

9. The movement in the tax balance is due to deferred tax on income received in advance, lease straight-lining and wear and tear allowances claimed in terms of Section 11 E of the Income Tax Act.

Notes to the abridged financial statements

Basis of preparation

The abridged consolidated financial statements are prepared in accordance with the requirements of the JSE Limited Listings Requirements for abridged reports and the requirements of the Companies Act of South Africa, as amended. The JSE Listings Requirements require abridged reports to be prepared in accordance with the framework concepts and the measurement and recognition requirements of International Financial Reporting Standards (IFRS), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by Financial Reporting Standards Council and to also, as a minimum, contain the information required by International Accounting Standard (IAS 34) Interim Financial Reporting. The accounting policies applied in the preparation of the abridged consolidated financial statements are in terms of IFRS and are consistent with those applied in the previous financial statements except for borrowing cost (IAS 23). During the year ended 31 March 2017, the group has elected to change its accounting policy in terms of IAS 23 Borrowing Costs, to capitalise the borrowing costs on qualifying assets and developments. There would be no material impact on the prior year profits, distributions or the retained income balance if this change is retrospectively applied. The prior year financial statement has subsequently not been restated.

Financial statements

The consolidated financial statements for the year ending 31 March 2017 have been audited by Deloitte & Touche and an unmodified report issued, and is available for inspection at the group's registered office or in electronic format on the website: www.safari-investments.com.

The abridged consolidated financial statements are extracted from the audited financial information but are not themselves audited. Information included under the headings "2017 Performance overview" and "CEO and Chairman's Report" has not been audited or reviewed. Shareholders are advised that in order to obtain a full

understanding of the nature of the auditors' engagement they should obtain a copy of the auditor's report with the accompanying financial statements from the group's registered offices. The directors take full responsibility for the preparation of the abridged results and all financial information has been correctly extracted from the underlying annual financial statements.

The consolidated annual financial statements were approved by the Board of Directors on 21 June 2017 and published on 28 June 2017.

New standards and interpretations

The accounting policies of the group have been applied consistently to the policies as presented in the consolidated financial statements for the year ended 31 March 2017.

Events subsequent to the reporting period

The Board accepted the resignation of Mr JZ Engelbrecht from the Board as Financial Director with effect from 31 March 2017. Mr WL Venter was appointed by the board as Financial Director effective 1 April 2017. Mr Venter is a qualified chartered accountant and was the property portfolio manager for Safari over the last six years. The Board welcomed Mr Venter to the team and looks forward to benefiting from his expertise and contributions in the years to come.

The Board approved the capital raising through a private placement share issue of 99 552 633 new shares issued for cash subject to shareholder approval. The special shareholders meeting will be held during July 2017 and a circular and SENS announcement with the relevant detail will be distributed to shareholders in due course. The salient features of this transaction include:

- Shares will be issued at a price of R7,60 per share with total capital raised amounting to R756 600 011; and
- Investors participating in this private placement include current shareholders Stanlib, Grindrod (Bridge Fund Managers), Safarihold, WDBH Investments and a new investor, Southern Palace Capital.

A cash distribution of 34 cents per Safari share was approved based on a scrip dividend process where shareholders will have the option to reinvest their cash dividend for new Safari shares at an issue price of R7,60 per share.

The directors are not aware of any other material reportable events which occurred during and subsequent to the reporting period.

Related-party transactions

All related-party transactions are as per approved agreements.

Cosmos Management CC (Cosmos) provided bookkeeping and property portfolio management services to Safari and is a related party due to the common directorship. The services rendered by Cosmos amounted to R6,4 million (2016: R5,4 million).

Safari Retail Proprietary Limited (Retail) provided secretarial, financial and administration services to Safari and is a related party due to the common directorship. The services rendered by Retail amounted to R2,8 million (2016: R1,9 million).

Safari Developments Pretoria Proprietary Limited (Safari Developments Pretoria) and Safari Developments Swakopmund Proprietary Limited (Safari Developments Swakopmund) entered into various development agreements with Safari Investments RSA Limited. Safari Investments RSA Limited provides the necessary funds to cover the development cost. The services rendered by Safari Developments Pretoria amounted to R82,0 million (2016: R125,1 million) and Safari Developments Swakopmund amounted to R252,5 million (2016: R212,1 million).

Board commentary

Profile

Safari Investments RSA Limited (Safari), with a total asset base of R2,65 billion, is a retail-focused Real Estate Investment Trust (REIT) listed on the Johannesburg Stock Exchange Limited (JSE) main board under the property sector.

Safari invests in quality income-generating property; revenue is generated through sustainable rental income. There were no changes to the nature of the business during the financial period under review.

Property portfolio

The property portfolio consists of 19 properties. Six of the properties are established retail centres, of which four are serving as regionals in their areas. The Soweto Day Hospital, operational since January 2016, also now forms part of the Safari property portfolio. The above-mentioned properties are the income-generating assets in the Safari portfolio. These include Denlyn in Mamelodi (43 450m²); Atlyn (41 200m²) and Mnandi (10 550m²) in Atteridgeville; Thabong in Sebokeng (43 100m²); The Victorian in Heidelberg (15 400m²) Platz am Meer in Swakopmund (29 500m²) and the Soweto Day Hospital (2 817m²). The retail centres are anchored by national retailers such as Shoprite /Checkers, Spar and Pick n Pay. Safari's current rental portfolio is 99% retail based

Letting activity

Safari's vacancy factor in its portfolio at 31 March 2017 was 2% (2016: 4%) of the total income-generating retail space which consisted of 89% (2016: 87%) national.

Current projects

1. Thabong Phase 4 extension, which includes the addition of a 1 902m² (including yard space of 385m²) Builders Warehouse to be completed in the 2018 financial year.

2. Phase 1 of the Platz am Meer development in Swakopmund, Namibia was completed with the Platz am Meer Shopping Centre opening its doors during September 2016. It was very well received by the Swakopmund community and is seen as a landmark development in Namibia. Phase 2 of the Platz am Meer development being the residential apartments will be completed in the 2018 financial year.
3. The Pick n Pay upgrade, Spur extension and refurbishment to be completed in the 2018 financial year.
4. The Left-In from Maunde street at Mnandi Shopping Centre to be completed in the 2018 financial year.
5. The installation of solar panels at the Platz am Meer Waterfront is in progress and will be completed in the 2018 financial year.
6. Earth works for the Nkomo Village Shopping Centre commenced during the 2017 financial year and the project is set for completion during quarter 4 of 2018. This centre will be anchored by Pick n Pay and Boxer and bringing other national tenants such as McDonalds, Builders Warehouse and Virgin Active to the Atteridgeville community for the first time.

Prospects

The development and extension as detailed above ensures that Safari will maintain its attractive portfolio growth. Above-inflation increases in utility cost and continued financial market volatility are expected to continue. The Board is committed to maximising the rental income streams with the proactive letting strategy focused on national tenants, and minimising the operating expenditure. The Board will focus on opportunities in order to achieve sustainable long-term, recurring distributable earnings. Any forecast in the results has not been reviewed or reported on by the independent external auditors and is the responsibility of the Board.

By order of the Board
28 June 2017

Notice of Annual General Meeting

Notice is hereby given that the annual general meeting of shareholders of Safari ("AGM") will be held at 14:00 on Wednesday, 2 August 2017, at Menlyn Boutique Hotel, 209 Tugela Road, Ashlea Gardens, Pretoria

To view the 2017 Integrated Annual Report
visit www.safari-investments.com

Corporate information
Safari Investments RSA Limited

(Registration number: 2000/015002/06)
JSE code: SAR
ISIN: ZAE000188280
Country of incorporation: Republic of South Africa (7 July 2000)

Registered address and place of business
420 Friesland Lane, Lynnwood, Pretoria 0081
Tel +27 (0) 12 365 1889
Fax +27 (0) 86 272 1313
E-mail: info@safari-investments.com
Website: www.safari-investments.com

Auditors

Deloitte & Touche
Riverwalk Office Park, Block B
41 Matroosberg Road, Ashlea Gardens, Pretoria 0081

Commercial banker

Absa Bank Limited
(Registration number: 1986/004794/06)
Absa Towers East
170 Main Street, Johannesburg 2001
PO Box 7735, Johannesburg 2000

Group Company Secretary

Dirk Engelbrecht BComm LLB
420 Friesland Lane, Lynnwood, Pretoria
Postal: 420 Friesland Lane, Lynnwood,
Pretoria 0081

Corporate adviser

Fanus Kruger Consulting Proprietary Limited
(Registration number 2015/324537/07)
67 Brink Street, Rustenburg 0299

Directors of Safari Investments RSA Limited

FN Khanyile (Independent non-executive)
SJ Kruger (Non-executive alternate)
FJJ Marais (Chief Executive Officer)
M Minnaar (Independent non-executive)
K Pashiou (Executive)
JP Snyman (Independent non-executive Chairman)
WL Venter (Executive Financial Director)
AE Wentzel (Lead independent non-executive)

Independent valuer

Mills Fitchet (Tvl) CC
(Registration number CK 89/40464/23)
No 17 Tudor Park, 61 Hillcrest Avenue
Oerder Park, Randburg 2115
PO Box 35345, Northcliff 2115

Legal advisers

VFV Incorporated
Corporate Place, Block A
39 Selati Street, Pretoria
PO Box 8636, Pretoria 0001

Sponsor
PSG Capital Proprietary Limited
(Registration number 1951/002280/06)
1st Floor, Ou Kollege Building
35 Kerk Street, Stellenbosch 7599
PO Box 7403, Stellenbosch 7599

Transfer secretaries
Computershare Investor Services Proprietary Limited
(Registration number 2004/003647)
Rosebank Towers, 15 Biermann Avenue
Rosebank 2196
PO Box 61051, Marshalltown 2107