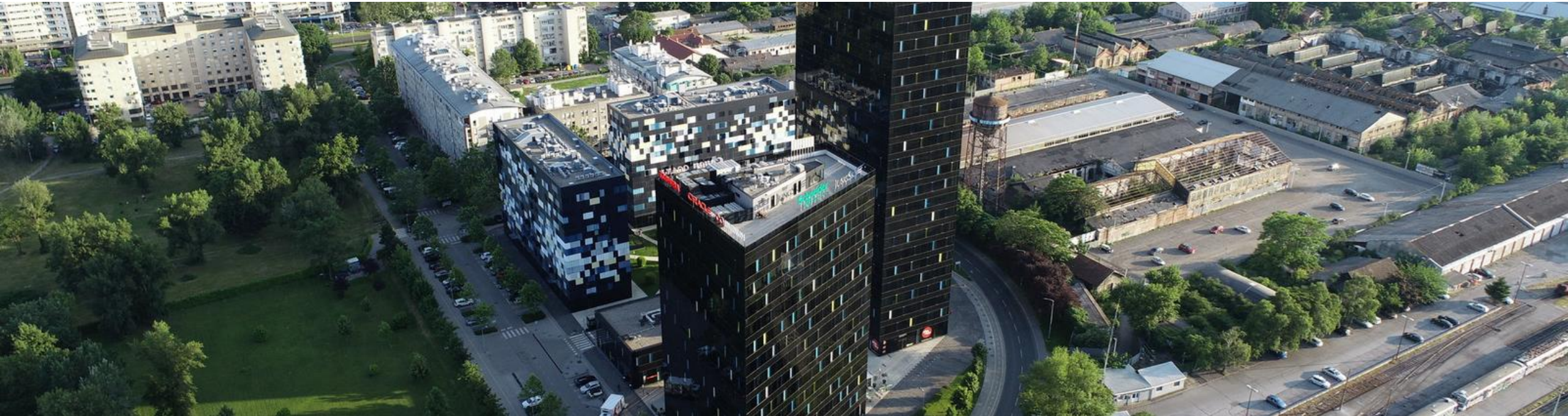


# RDC PROPERTIES LIMITED

## UNAUDITED FINANCIAL RESULTS PRESENTATION

*For the Period Ended 30 June 2024*



# AGENDA

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01

**Welcome and Introduction**

02

**Environmental, Social and Governance**

03

**30 June 2024 Results**

04

**Portfolio Analysis**

05

**Prospects & Developments**

06

**Q&A Session**

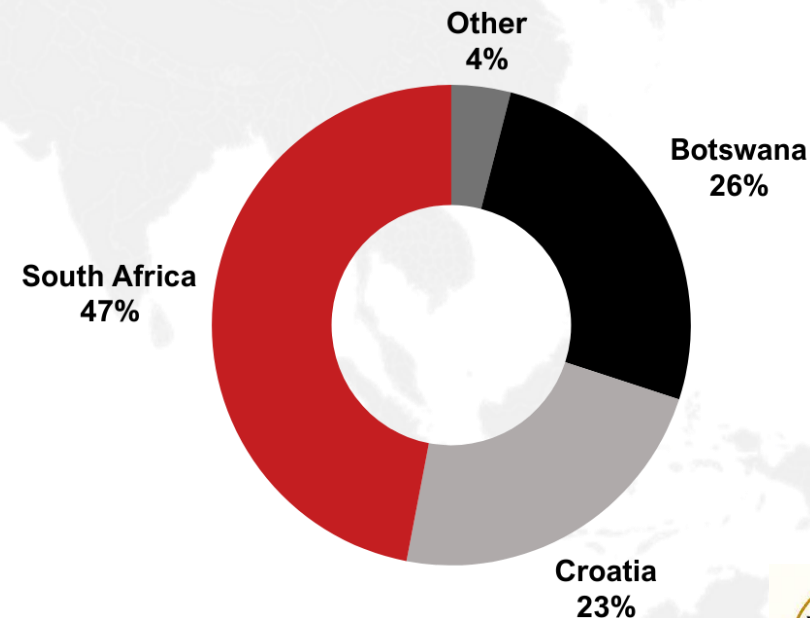
# GENERAL OVERVIEW

**Creating Value: Our diverse investment portfolio stays ahead by staying relevant and consistently driving growth**

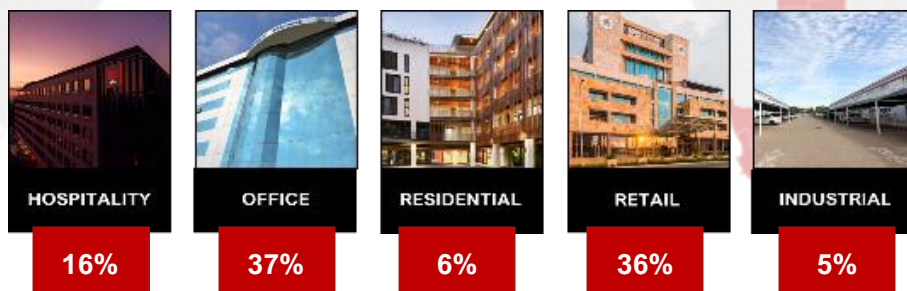
- RDC Properties Limited, with a **portfolio of P5.9 billion**, has the **largest portfolio** of investment properties listed on the BSE.
- Our portfolio is **well diversified** with strong geographical and sectoral spread.
- With flagship assets such as the **Masa Centre, VMD Kwart and Cape Quarter Square**, our group now boasts **67 properties** operating in **7 different countries**.



- This diversified portfolio allows the group to generate profits and hold assets in **hard currency environments**, including Euro and USD denominated assets.



## Sectorial Portfolio Values



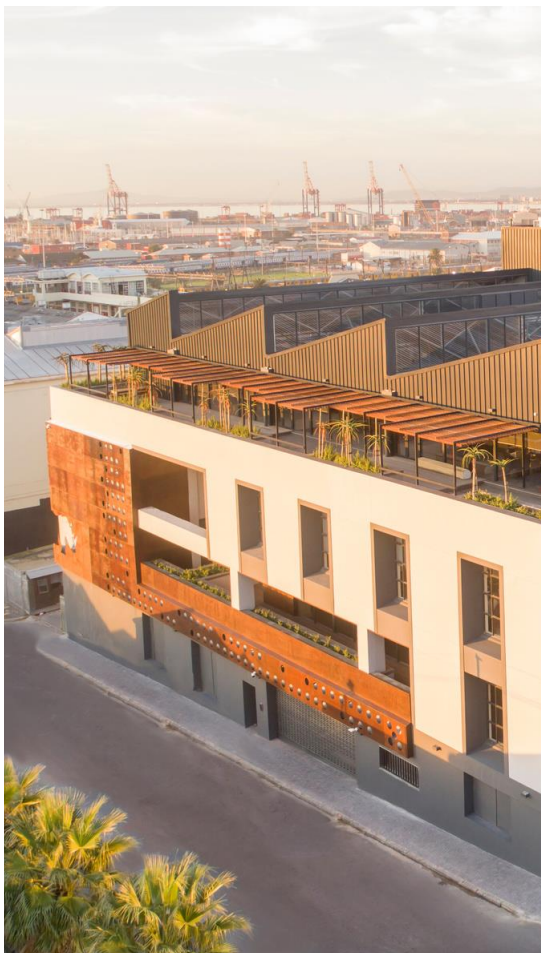
The resilience and strength of our portfolio has been made possible through a positive relationship with the Botswana Stock Exchange.

The Group expresses its sincere gratitude to the BSE. The Group will continue to effectively work with the BSE to achieve strategic long-term goals and continue to contribute to improving the investment landscape of Botswana.



# OUR PURPOSE AND VISION

ALIGNED TO ACHIEVE OUR STRATEGIC GOALS



CAXTON STREET, ZONNEBLOEM, WESTERN CAPE, SOUTH AFRICA

## OUR PURPOSE

To grow **SHAREHOLDER VALUE** by **OWNING** and **MANAGING STRATEGIC PROPERTY ASSETS** that enrich the **STAKEHOLDERS** and **COMMUNITIES** we serve.

## OUR VISION

To be the leading real estate company in Botswana, known for its **INTERNATIONAL REACH, EXPERTISE, INNOVATION, SUSTAINABILITY, INTEGRITY,** and **CLIENT-CENTRIC APPROACH.**

## OUR MEDIUM-TERM STRATEGIC GOALS



**Net Asset Value (NAV) Growth**

NAV Growth per Share > Inflation plus 3 – 5%



**Reduce Loan to Value (LTV)**

Reduction of LTV with a Max 40%



**Revenue**

40%-50% of revenue to be generated in hard currency



**Shareholder Distribution**

Distribution in the Upper Quartile of the BSE Sector

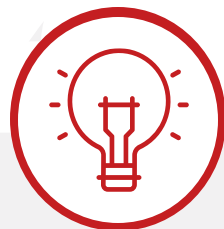
# AN OVERVIEW OF OUR PROGRESS

Over the past 6 months, the Group has executed pivotal actions driving progress toward its strategic goals



## Sale and Transfer of Non-core assets

During the past 6 months, the Group successfully disposed off approximately P129 million in less strategic assets, including its 50% interest in the subsidiary – 108 Albert Road. The funds have been used to reduce debt and strengthen core assets.



## Optimized Debt Realignment

Executing on the Group's strategy to reduce finance costs – the Group was able to raise new, lower cost debt in Croatia to settle higher cost debt in South Africa – achieving a positive debt realignment to closely align debt with portfolio value.



## Significant Reduction in Vacancies

We have seen a continued downward trend in overall vacancies. As of 31 December 2023, vacancy by GLA was 10.7%. Over the last six months, this figure has improved to 8.4%. In terms of revenue impact, vacancies decreased from 7.9% (Dec 2023) to the current level of 4.8%.



## Significant Lease Renewals

The property portfolio and management thereof fared well in the period, with significant lease renewals and new leases for approximately 25,200 sqm.



## Strengthening Core Assets

The Group continues to invest and enhance its core asset base. Westlake Shopping Centre was completed during the period. It will improve the net operating income going forward. Material Property Improvement Plans underway as scheduled at DLSL and Protea Hotel by Masa

ACHIEVING THE ABOVE, TOGETHER WITH A STRONG INVESTMENT PORTFOLIO HAS ENABLED THE GROUP TO PROGRESS TOWARDS ITS STRATEGIC GOALS, BY:



NAV Growth per Share > Inflation plus 3 – 5%



Reduction of LTV with a Max 40%



40%-50% of revenue to be generated in hard currency



Distribution in the Upper Quartile of the BSE Sector

# 2024 HALF YEAR AT **GLANCE**

## Q1-Q2 2024

### **Challenging Macro-economic environment**, characterized by:

- Interest rates remaining high during the period seemingly now on a more decisive downtrend.
- Inflation rates are now regaining pre-Covid levels, focus is on uncertainties in global economic growth.

**Geopolitical tensions remain** impacting supply-demand and cooling investment appetite, impacting the industry.

### **Emerging markets currency risk and stability**

As anticipated the ZAR strengthened against major currencies. It is on a positive trend albeit still volatile.

### **Environment & Climate Change**

## Our Response

### **Effective hedging strategy and management:**

- Interest Rate Hedging through Collars
- Index based lease escalation
- Effective Natural Operating Currency Hedge

Utilizing geographical diversification to optimize debt portfolio to **reduce overall cost of debt**

**Disposal of non-core assets** at optimal value and **reduction of debt**

A Group strategy which **balances growth with value**

**Keeping true to our value system – ESG is integral to the strategy**

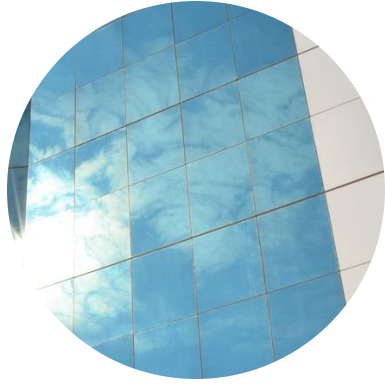
## Q3 & Q4 | Future Outlook

The anticipated **easing of interest rates** will have a **positive effect** on profitability and cashflow.

Exposure to the **hospitality sector** expected to **yield further returns** as leisure flourishes in Southern Africa already exceeding 2019 levels

**Property improvement plans** and **completion of significant redevelopment** works are expected to positively impact net operating income in the upcoming period and underpin long term sustainability

**Improved cash position** allowing for uptake of **growth opportunities to achieve higher total returns** for unitholders



# AGENDA

---

01

**Welcome and Introduction**

02

**Environmental, Social and Governance**

03

**30 June 2024 Results**

04

**Portfolio Analysis**

05

**Prospects & Developments**

06

**Q&A Session**

# STRONG ESG VALUES

## INTEGRAL TO OUR STRATEGY

The framework for the ESG committee is the Sustainable Development Goals



**Environment is an integral part to our decision-making.**

**To date, the group has achieved the following:**

- A focus on energy efficiency, with 17% of our portfolio (by GLA) having achieved a Green Building Council SA (GBCSA) green star rating.
- Solar generation, inclusive of 13 recently concluded Power Purchase Agreements, on RDC buildings representing 41% (by GLA) of our portfolio.
- Water consumption monitoring on 57% (by GLA) of our portfolio.



**Adding value to our community is part of our purpose**

- Contributions to at least 15 different charitable organizations
- Support for the educational sector, including contributions to schools in Botswana, South Africa, and Madagascar.
- Support for the art community, including contributions to the Investec Cape Town Art Fair and the Radisson RED emerging artists' promotion.



**Setting the example and abiding to the BSE code of governance**

- We have a strong corporate governance framework in place and are committed to high standards of corporate conduct.
- We are proud of our corporate governance record and are committed to continuing to improve our performance in this area

WE BELIEVE THAT ESG IS AN IMPORTANT PART OF RESPONSIBLE INVESTING AND THAT OUR COMMITMENT TO ESG WILL HELP US TO CREATE LONG-TERM VALUE FOR OUR STAKEHOLDERS.

## SUSTAINABLE DEVELOPMENT GOALS



Underpinning our framework for ESG is the Sustainable Development Goals (United Nations).

We have defined our long-term goals by the following areas of Materiality:

- Environmental action and awareness
- Human capital
- Customer centricity
- Diversity
- Equity and inclusion
- Community upliftment
- Ethical practice



# OUR ENVIRONMENT

RDC is committed to its role in environmental sustainability through its continued focus on waste management and the reduction of water and energy usage throughout its properties and operations, by implementing and monitoring:

- Waste segregation, recycling and re-usage
- Water consumption and monitoring, education and re-filling strategies
- Efficient Energy-usage and strategies and renewable solutions
- Timeous repairs to water leakages
- Renewable energy generation
- Green Building Certification
- Energy Performance Certification
- Carbon Neutral Property Portfolio

**57%**

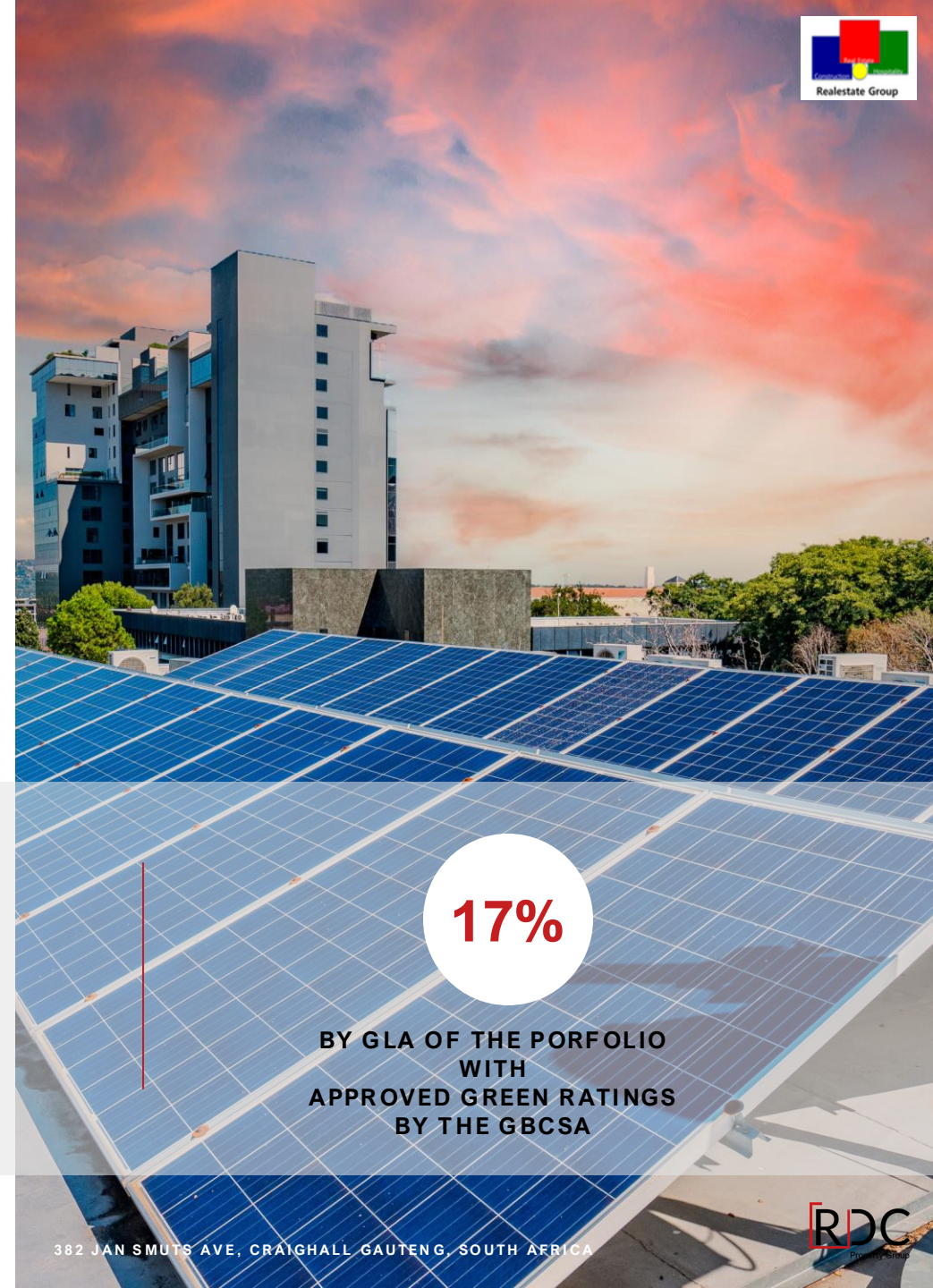
BY GLA OF THE PORTFOLIO  
FITTED WITH WATER  
WASTAGE  
MONITORING TECHNOLOGY

**41%**

BY GLA OF THE PORTFOLIO  
ENGAGED IN SOLAR ENERGY  
GENERATION

**17%**

BY GLA OF THE PORTFOLIO  
WITH  
APPROVED GREEN RATINGS  
BY THE GBCSA



# ESG

## SOCIAL IN ACTION | SOUTH AFRICA & BOTSWANA



### Boitumelo Primary School Initiative (September 2024)

RDC awarded prizes to top performing PSLE students to acknowledge their hard work during the year.



### Radisson RED Rosebank: Partnership for Feeding Initiative (June 2024)

Partnered with Chefs with Compassion to donate over 100 liters of soup to those in need.



### Protea Hotel Supports Old Naledi Settlement (June 2024)

Protea Hotel by Marriott Masa Square celebrated African Child Day by supporting the children of Old Naledi Settlement.



### Radisson Hotel Group Supports SOS Children's Villages (June 2024)

Donating essential supplies, transforming the library, and helping with gardening, bringing joy to the children and reinforcing their commitment to the community.



### Chobe Marina Lodge Donate to Kachikau Primary School (June 2024)

Staff and management donated linen to Kachikau Primary School's Disability Unit



### Human Rights Day Feeding Initiative (March 2024)

RDC Property Group provided meals to those facing food insecurity and donated the leftovers to a local shelter to ensure nothing went to waste.



### Investec Cape Town Art Fair (February 2024)

For decades, the RDC Group has supported art communities, and this year, we were proud to sponsor the RDC Art Collection Prize at the Investec Cape Town Art Fair.



### Radisson RED Hotel Rosebank, Art Initiative (February 2024)

The Radisson RED Hotel in Johannesburg gives aspiring African artists a platform to showcase their work at the hotel with a new artist featured every year.

# ESG

## SOCIAL IN ACTION – UPCOMING SOCIAL INITIATIVES



- **Sefhare Primary Hospital**  
Christmas party donations and gifts for patients.
- **Masa Carols by Candlelight**  
Donations to Mother Pontsho Foundation and part sponsorship.
- **Hanover Park Community**  
Christmas present donations



- **Radisson RED Rosebank Art Initiative**  
Opportunities for emerging artists to showcase their work at the Radisson Red Hotel
- **Ngwapa Primary School**  
Infrastructure development and prizes for top performing students
- **Kasane, Kazungula and Plateau Primary Schools**  
Sponsorship of prizes for top performing students

# STRONG ESG VALUES

## GOVERNANCE STRUCTURES

### Leadership Update– Directors & Management:

In alignment with RDC's commitment to high standards of governance, the following changes were made to the Board:

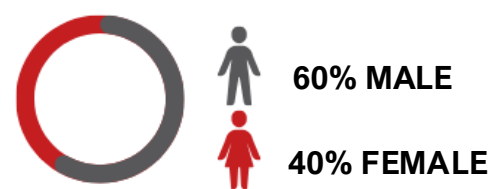
- **Andrew Bradley** elected as **independent non-executive chairman of the Board** on 23 May 2024 and will step down from the Audit & Risk Committee
- **Guido Giachetti** appointed as **vice chairman of the Board** and, will continue to oversee the executive team and asset management operations.
- **Kate Maphage** will join the Audit & Risk Committee as an independent non-executive member.
- **Management Changes - Phillip Mothoteng** is the new Group Finance Director in Gaborone, while **Saleem Khan** joins as Group Financial Manager in Cape Town. These key appointments strengthen our leadership and support RDC's growth and financial performance

## COMPOSITION

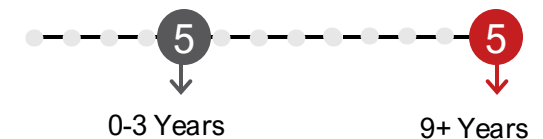
### BOARD INDEPENDENCE



### BOARD GENDER DIVERSITY

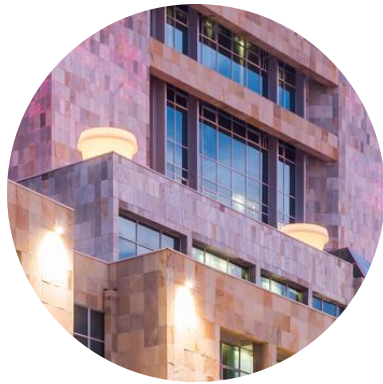


### BOARD TENURE



We have a strong corporate governance framework in place and are committed to high standards of corporate conduct.

The robustness of the Group's governance structures and processes were further confirmed by the outcome of the BAOA governance review which took place in October 2023.



# AGENDA

---

01

**Welcome and Introduction**

02

**Environmental, Social and Governance**

03

**30 June 2024 Results**

04

**Portfolio Analysis**

05

**Prospects & Developments**

06

**Q&A Session**

# FINANCIAL HIGHLIGHTS

JUNE 2024

## INVESTMENT AND PROPERTY PORTFOLIO

P5.9 billion  0.3%

(HY 2023 – P5.9 billion)

Despite the sale of non-core assets, the investment portfolio increased by P18 million to P5.9 billion.

## REVENUE

P288 million  6%

(HY 2023 – P273 million)

Solid growth in revenue for the year despite the sales of non-core assets.

## PROFIT FROM OPERATIONS

P38 million  54%

(HY 2023 – P24 million)

Profit from operations increased by P14 million (54%).

## NET PROFIT

P27 million  80%

(HY 2023 – P 15 million)

Net profit attributable to shareholders increased by P12 million (80%).


## NET ASSET VALUE

P2.63 billion  4.6%

(HY 2023 – P2.51 billion)

Net asset value attributable to shareholders increased to P2.63 billion from P2.51 billion in the prior year.

## LOAN TO VALUE

LTV Ratio: 43.2% 

(HY 2023 – 44.9%)

The group was able to reduce LTV in line with its strategy.

# 30 JUNE 2024

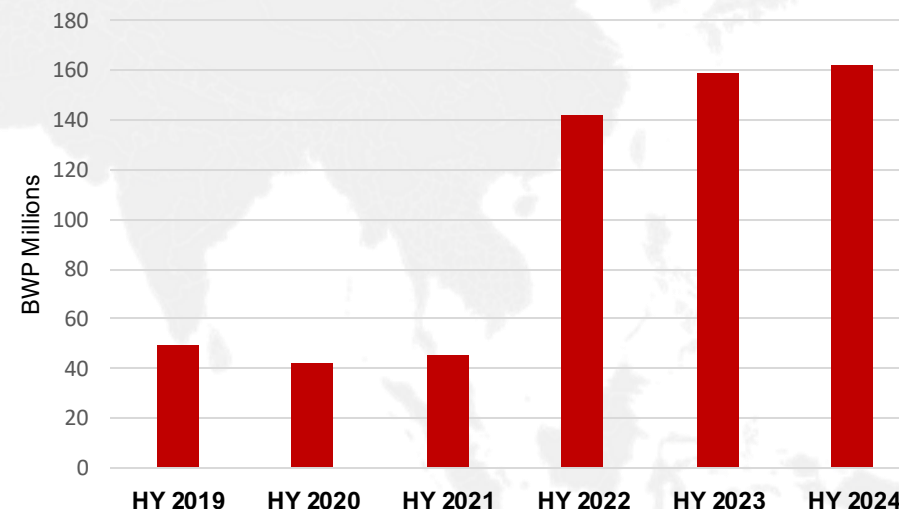
## INTERIM RESULTS – STATEMENT OF COMPREHENSIVE INCOME

### ABRIDGED UNAUDITED GROUP STATEMENT OF COMPREHENSIVE INCOME

	Six months ended 30 June 2024	Six months ended 30 June 2023	% Change	Audited year ended 31 December 2023
	P'000	P'000		P'000
<b>Revenue</b>	<b>288,357</b>	<b>272,911</b>	<b>6%</b>	<b>561,290</b>
Net property operating expenses	(112,420)	(98,829)		(216,560)
<b>Net property income</b>	<b>175,937</b>	<b>174,082</b>	<b>1%</b>	<b>344,730</b>
Other operating expenses	(25,044)	(26,937)		(51,698)
Sale of inventory	19,038	2,466		2,465
Cost of sales	(19,079)	(2,399)		(2,398)
Inventory write-down	-	-		6,145
Other operating income	4,469	5,166		10,379
Bargain purchase gain	-	-		26,797
Gain on the sale of subsidiary	5,961	-		(4,146)
Income arising from joint venture	679	20		536
Other foreign exchange gains	570	6,876		(922)
<b>Profit from operations before fair value adjustments and finance costs</b>	<b>162,531</b>	<b>159,274</b>	<b>2%</b>	<b>331,888</b>
Fair value gain/(loss) on investments	-	(340)		(19,712)
Fair value gain/(loss) on investment properties	(251)	(13,191)		106,921
Fair value gain/(loss) on interest rate derivatives	(4,277)	(4,324)		(16,040)
Net finance costs	(116,972)	(111,208)		(227,569)
<b>Profit before tax</b>	<b>41,031</b>	<b>30,211</b>	<b>36%</b>	<b>175,488</b>
Income tax expense	(3,485)	(5,759)		(46,288)
<b>Profit for the period</b>	<b>37,546</b>	<b>24,452</b>	<b>54%</b>	<b>129,200</b>
<b>Total profit for the period attributable to:</b>				
Owners of the company	26,985	15,007		101,039
Non-controlling interests	10,561	9,445		28,161
	<b>37,546</b>	<b>24,452</b>		<b>129,200</b>
<b>Other comprehensive income</b>				
Exchange differences on translation of foreign operations	12,215	3,465		28,659
Fair value gain on available for sale financial assets	(736)	(1,840)		25,780
<b>Total comprehensive income for the period</b>	<b>49,025</b>	<b>26,077</b>	<b>88%</b>	<b>183,639</b>
Average number of linked units in issue at period end	758,232,937	758,232,937		758,232,937
Earnings per linked unit (thebe)	3.56	1.98		14.23
Number of linked units in issue at distribution date	758,232,937	758,232,937		758,232,937
Distribution per linked unit (thebe)	2.84	4.26		3.50

### PROFIT FROM OPERATIONS

The strong diversified portfolio has resulted in a consistent improvement in profit from operations



### INTEREST RATE DERIVATIVES

Despite the fair value loss (MTM) (P4.3 million) on the interest rate derivatives, these instruments were fundamental in reducing finance costs for the period and have saved the group approximately P6.5 million for the period.

### FINANCE COST OUTLOOK

- The Group's finance costs are expected to be positively impacted due to:
- As of the period end, the Group secured a loan of P84 million in Croatia, leveraging low LTV Croatian assets as collateral. The proceeds were utilized to settle higher-interest debt in South Africa
  - South Africa has commenced its downward adjustments to prime rate – with a 25 bps decrease enacted in Sep 2024

# 30 JUNE 2024

## INTERIM RESULTS – STATEMENT OF FINANCIAL POSITION

### ABRIDGED UNAUDITED GROUP STATEMENT OF FINANCIAL POSITION

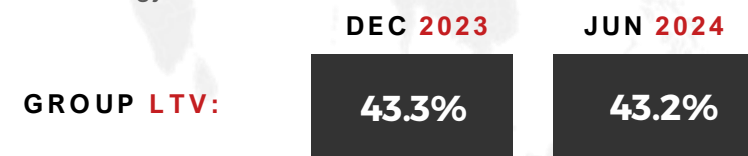
	Six months ended 30 June 2024	Six months ended 30 June 2023	% Change	Audited year ended 31 December 2023
	P'000	P'000		P'000
<b>Assets</b>				
Property, plant and equipment	35,258	41,684		38,570
Intangible asset	1,000	1,000		1,000
Investments	48,222	106,679		46,753
Long term loan receivables	27,247	-		23,062
Financial assets at fair value through OCI	8,465	8,344		10,421
Investment in a joint venture	105,091	29,207		102,063
Investment properties	5,482,780	5,446,284		5,421,568
Investment properties held for sale	31,736	80,813		99,738
Long-term trade receivables	26,341	30,656		26,340
Inventories	143,995	151,389		158,943
Other current assets	307,782	191,468		279,716
<b>Total Assets</b>	<b>6,217,917</b>	<b>6,087,524</b>	<b>2%</b>	<b>6,208,174</b>
<b>Equity and Liabilities</b>				
Equity attributable to the owners of the parent	2,630,224	2,514,095		2,609,717
Non-controlling interests	521,160	534,300		560,387
Long-term borrowings	2,715,726	2,714,551		2,601,895
Deferred tax liabilities	215,061	186,901		216,022
Current liabilities	135,746	137,677		220,153
<b>Total Equity and Liabilities</b>	<b>6,217,917</b>	<b>6,087,524</b>	<b>2%</b>	<b>6,208,174</b>

### ● PORTFOLIO GROWTH

Despite the disposals of non-core assets, the Group has consistently grown portfolio value and total asset base, year-on-year.

### ● LOAN TO VALUE

The Group has successfully reduced its overall loan to value, in line with its strategy.



### ● COST OF DEBT



### ● ANALYSIS OF BORROWINGS:

During the period under review, loans totalling P214 million were refinanced, and a P85 million corporate bond was raised. Additionally, P123 million in debt was raised in Croatia, which was subsequently used to settle higher-cost South African debt after the period ended. This strategic move will further reduce our weighted average cost of debt in the future



# FINANCIAL RISK MANAGEMENT

## HEDGING STRATEGY

### INTEREST RATE HEDGING

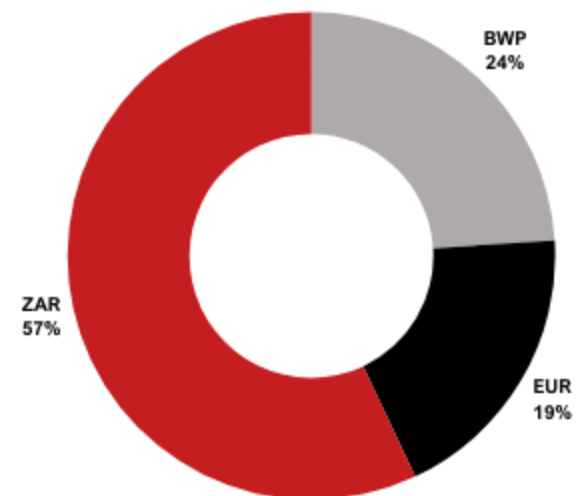
- In the current reporting period, we have started to see the easing of interest rates in Botswana and Croatia (Euribor). South Africa is following suit with its first decrease to prime enacted in September 2024
- The group has mitigated the impact of high interest rates, through the use of interest rate swaps, interest rate caps and a collar contract as hedging instruments.
- These derivatives served and continue to serve their intended purpose by shielding us from adverse interest rate movements, allowing us to secure favorable interest rates and protect our borrowing costs significantly. The interest rate derivatives saved the Group P6.5 million in interest for the period under review.
- Our current exposure is:
  - Fixed Rate Instruments – 19%
  - Hedged Instruments – 35%
  - Variable Rate Instruments – 46%

### EXCHANGE RATE HEDGING

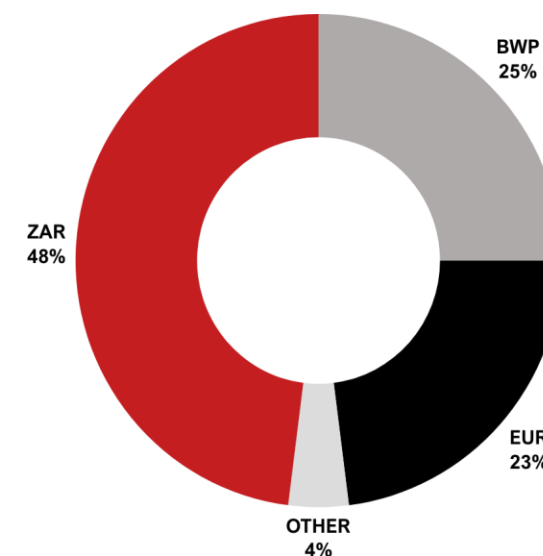
- The group benefits from a diversified income stream denominated in multiple currencies, which acts as a natural currency hedge.
- Additionally, RDC has established a further natural currency hedge by strategically investing and securing debt in the same countries where rental income is earned, and interest expense is paid in the same currency.
- The Group currently maintains a lower LTV in Euros – which has positively impacted returns earned by the Group. This position is monitored and tracked by management effectively to reduce risk and maximize returns.

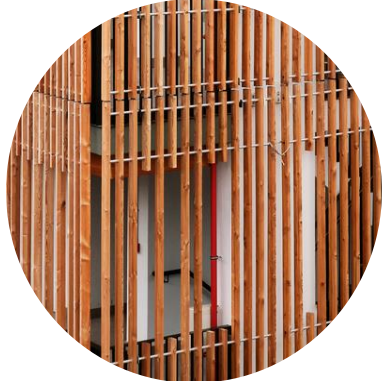
### PORTFOLIO VALUE AND BORROWINGS BY CURRENCY

Borrowings by Currency



Portfolio Value by Currency





# AGENDA

---

01

**Welcome and Introduction**

02

**Environmental, Social and Governance**

03

**30 June 2024 Results**

04

**Portfolio Analysis**

05

**Prospects & Developments**

06

**Q&A Session**

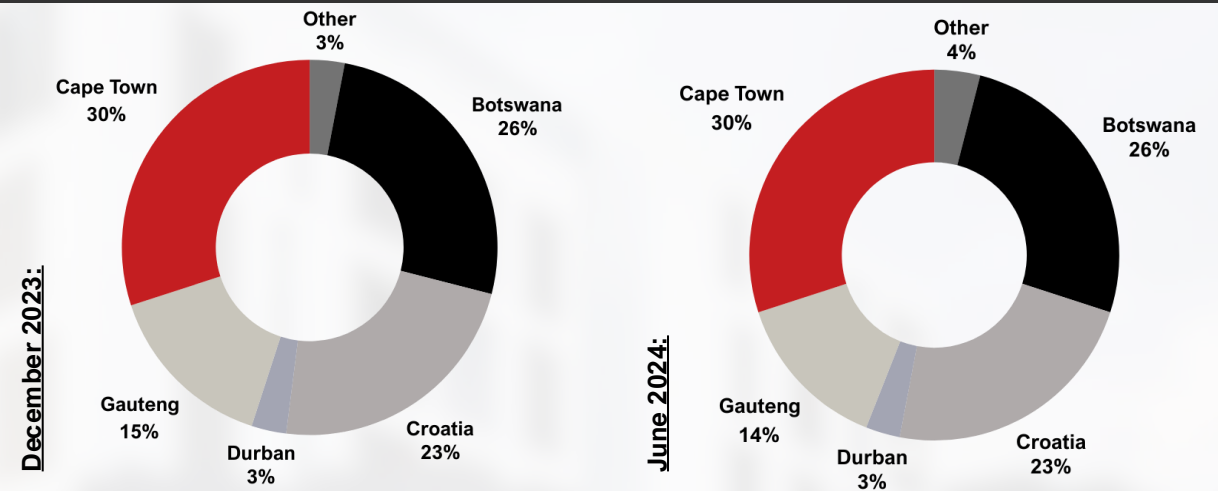
# PORTFOLIO ANALYSIS

## GEOGRAPHICAL DIVERSIFICATION

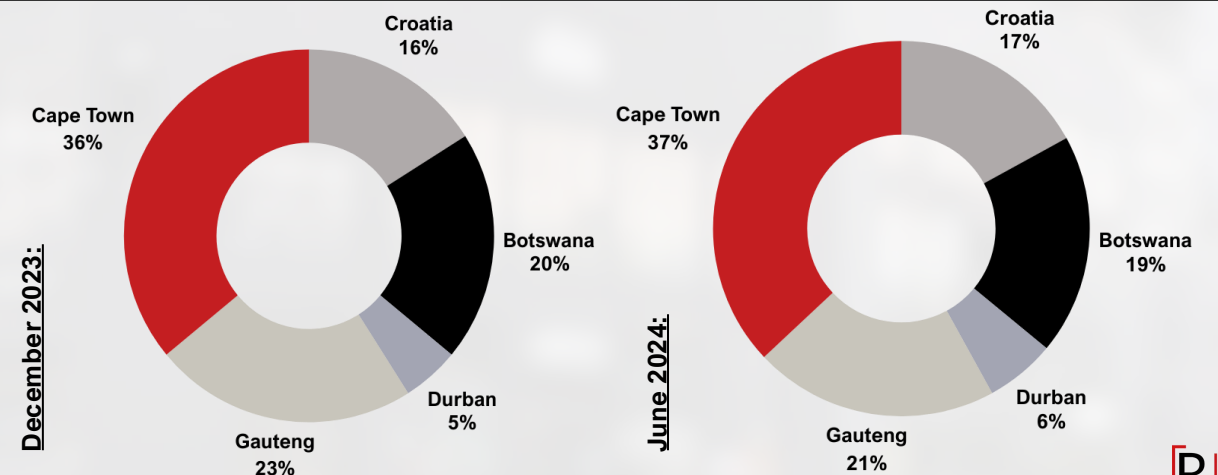
### RESILIENCE THROUGH GEOGRAPHICAL SPREAD

- The Group maintains a well diversified portfolio of 67 assets spread across Botswana, South Africa, Croatia, Mozambique, Madagascar, Zambia and the USA.
- This structure allows the Group to benefit from income and asset streams denominated in **hard currency (Euro and USD)**. Revenue generated in hard currency for the 6 month ended 30 June 2024 amounted to **21%** of total revenue, up from 20% in the comparative period.
- The Group also operates in these geographics with a **natural currency hedge** – incomes, expenses and finance costs are denominated in the functional currency of the asset.
- As illustrated in the graphs, the Group's exposure by revenue to hard currency in Croatia has increased from **16% to 17%** - a portfolio which continues to enjoy **0% vacancy, and a strong demand**.

### VALUE BY REGION - DECEMBER 2023 VS JUNE 2024



### REVENUE BY REGION - DECEMBER 2023 VS JUNE 2024



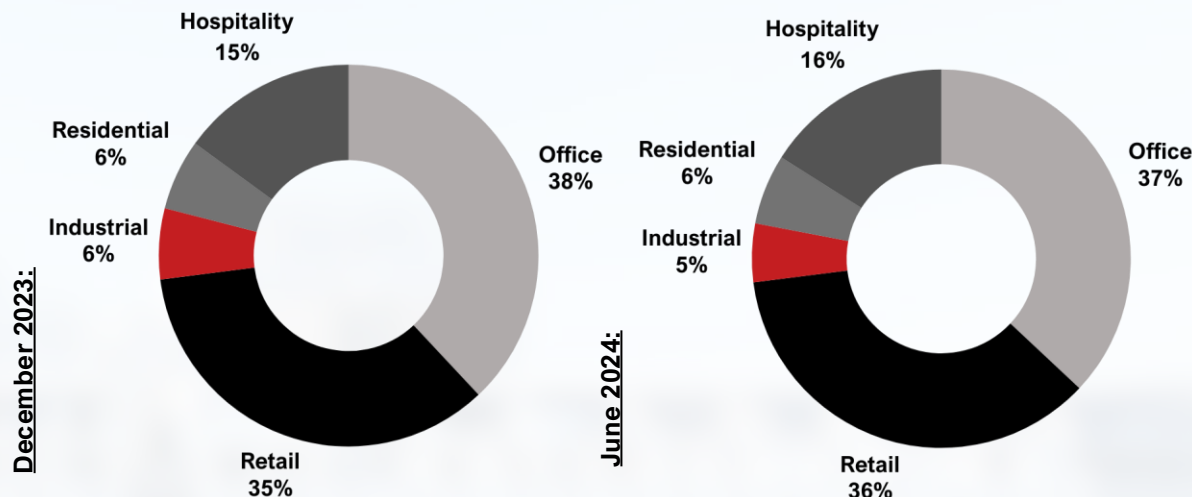
# PORTFOLIO ANALYSIS

## SECTORAL/INDUSTRY DIVERSIFICATION

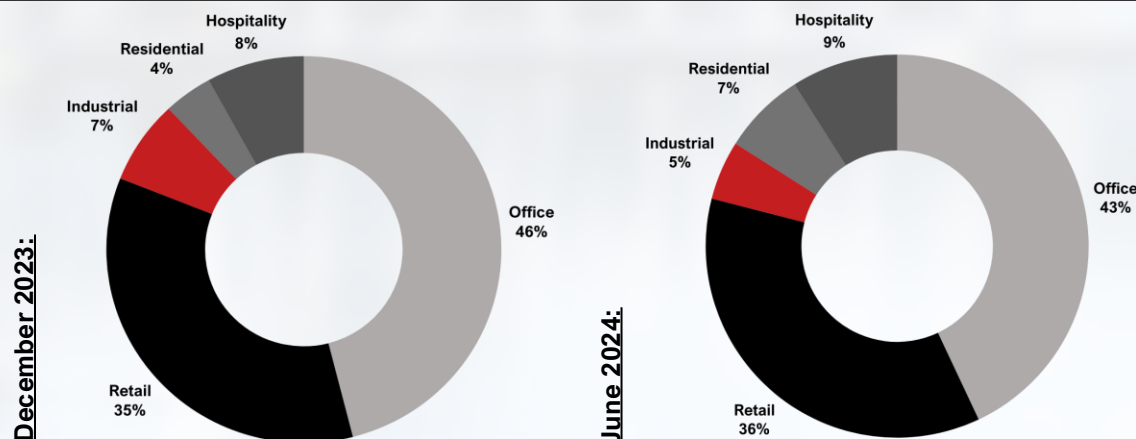
### RISK MITIGATION THROUGH SECTORIAL DIVERSIFICATION

- RDC continues to maintain a well diversified portfolio by sector – which allows the Group exposure to sectors with growth potential, whilst containing risk.
- The Group has made significant strides into the hospitality sector – which has continued to out-perform and hold continued positive expectations for the future.
- The Group will ensure that sectoral diversification remains optimal, to stimulate and protect long term sustainable returns.
- Through strategic diversification, the Group has **mitigated the risks** pertaining to specific market macroeconomic variables and economic downturns.

### VALUE BY SECTOR - DECEMBER 2023 VS JUNE 2024



### REVENUE BY SECTOR - DECEMBER 2023 VS JUNE 2024

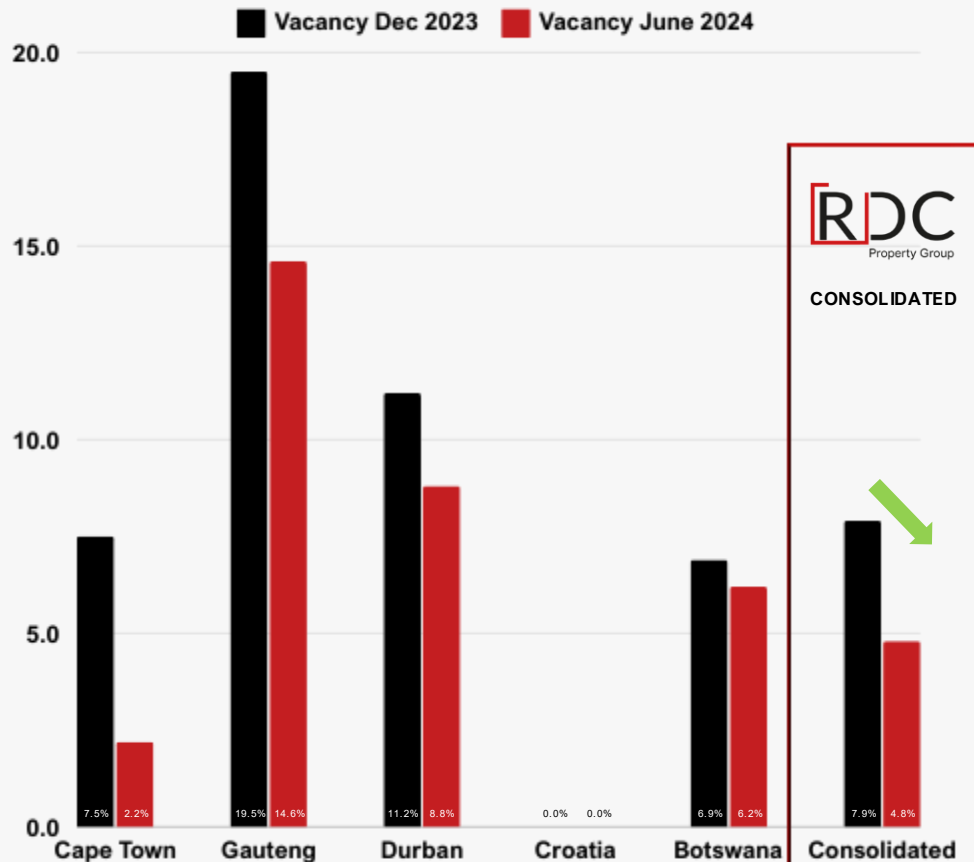


# PORTFOLIO ANALYSIS

## VACANCY ANALYSIS



### VACANCY RATES PER REGION (REVENUE)



### OVERALL VACANCY TREND ANALYSIS

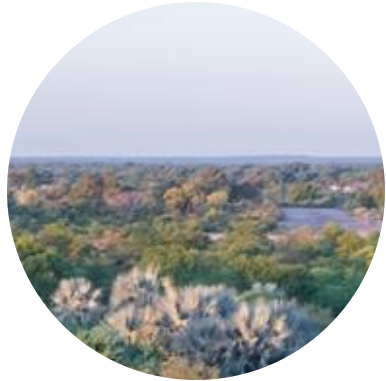
FY 2023



HY 2024



- By leveraging in-house and external letting expertise, the Group has been able to reduce overall vacancy, in revenue terms, from 7.9% in 2023 to 4.8%. In terms of GLA, this translates to an overall reduction in vacancies by 7,578m<sup>2</sup>.
- Despite Gauteng having the highest vacancies, the region has seen a remarkable 25% reduction in vacancies since December 2023.
- Croatia, which contributes 17% of our revenue, proudly maintains zero vacancies.
- Vacancy rates across the portfolio have steadily improved, reflecting strong tenant demand and effective management. This positive trend enhances the portfolio's growth and stability, reinforcing the success of our strategic approach. We remain committed to sustaining this momentum.



# AGENDA

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01

**Welcome and Introduction**

02

**Environmental, Social and Governance**

03

**30 June 2024 Results**

04

**Portfolio Analysis**

05

**Prospects & Developments**

06

**Q&A Session**

# PORTFOLIO OPTIMISATION

## DISPOSALS

The Group has pursued its strategy of selling non-core assets at opportune times and values – applying the funds to reduce debt and fund investments

The Group continues to improve and optimize the investment portfolio this includes:

- **Continuously improving the portfolio** – the funds generated from the sales, after debt settlement, allows the Group to **reinvest** in the existing portfolio which the Group identifies as being relevant and strategic.
- Utilizing the proceeds from sales to **reduce debt** and **improve loan to value**
- Disposing **lesser strategic assets** at the **right time and value**.
- Identifying further **investment prospects** – Strategic partnerships / silver economy / green economy.



### HY2024 – PROPERTIES SOLD AND TRANSFERRED

A total of 4 Investment Properties (2 SA and 1 Botswana), 6 inventory units (SA) and 1 investment in subsidiary (SA) disposed:

CASH GENERATED:

**P129 MILLION**

### HY2024 – PROPERTIES SOLD BUT NOT TRANSFERRED

A total of 2 Investment Property (1 SA and 1 Botswana) and 10 inventory units (SA) disposed:

CASH TO BE GENERATED:

**P68 MILLION**

### FY 2024 – ANTICIPATED SALES

A total of 1 Investment Property (SA) anticipated to be disposed in October 2024:

CASH INFLOW FORECAST:

**P109 MILLION**

# PORTFOLIO OPTIMISATION

## ACQUISITIONS & IMPROVEMENTS

### 01 Senior living – Botswana – Project Bophelong



We have signed the MoU with our chosen Frail Care and Step-Down operator and initiated an internal validation process for the project, reviewing design principles, construction costs, levies, the SLA, and the operational framework. The next step is to present the final feasibility study for approval, followed by a roadshow to attract interest in debt and equity funding.

### 02 Westlake Development - Cape Town, South Africa - Complete



The Westlake Redevelopment under the Capitalgro subsidiary of the RDC Group was complete in July 2024. Anchored by top tier tenants – such as Checkers and Clicks, the new enhanced property is expected to contribute significantly to Group's performance.

### 03 Diversification Opportunity – Renewal Energy Industry

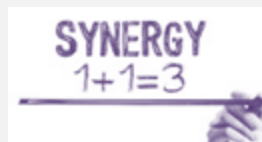


RDC has partnered with a solar solutions provider in South Africa, securing 13 Power Purchase Agreements that enable the installation of solar systems on RDC rooftops with no capital expense.

This initiative is expected to save R4 million in energy costs in the first year, with greater savings over time as energy prices rise. The project reduces RDC's carbon footprint by offsetting grid power with clean, renewable energy.

A second phase is in progress to assess the South Africa and Botswana portfolios, and RDC is also exploring a joint venture in Croatia to develop solar assets, aligning with its ESG goals, enhancing investor returns, and diversifying its portfolio.

### 04 Corporate Action Update



As per the Announcement posted on the BSE on the 20th of September:

"The Company wishes to advise that following the firm intention announcement published by Primetime Property Holdings Limited ("PrimeTime") on 23rd August 2024, the Company compiled an Offeror Circular, which was approved by the Botswana Stock Exchange on 17th September 2024, signed by the board of the Company on 17th September 2024 and readied for upload on XNews on 19th September 2024, with emailing and posting to holders of linked units in PrimeTime to follow on 20th September 2024.

The Non-Bank Financial Institutions Regulatory Authority, for reasons unknown to the Company, instructed the Botswana Stock Exchange to halt this process, on 19th September 2024. "

We have been informed that RDCP shall receive communication from NBIFIRA soon and will advise through the appropriate channels of further developments, as these occur.



# STRATEGIC CORPORATE ACTION: UNLOCKING SYNERGIES FOR GROWTH

## MERGING VISIONS: CREATING SYNERGIES FOR SUSTAINABLE GROWTH

The merger exemplifies the principle that the whole is greater than the sum of its parts, creating a powerful 1 plus 1 equals 3 scenario that enhances value for all stakeholders.



### Player of Scale / Continuous Portfolio Improvement

The proposed action would elevate RDC and PrimeTime as a significant player with enhanced scale, enabling accelerated organic growth.

Leveraging on a larger pool of assets, AM, Development and administrative expertise would enable growth and long-term sustainability.



### Balance Sheet Flexibility

The combined portfolio and strengthened B/S would, on the target side, ease the pressure of high leverage de-risking the debt, thus releasing capital for loan repayment and redeployment in value-enhancing investment opportunities.



### Economies of Scale

The proposed action would allow the business to unlock cost-saving opportunities. Allowing cross efficiencies within the Asset Management, Administrative and Development Teams of the combined group.



### Portfolio Diversifications

The combined portfolio would be a means to allow for a strategic repositioning of the target. The combined portfolio would boast a balanced exposure to sectors and geographies. It would immediately be providing exposure to hard currency to PrimeTime shareholders.



### Enhanced Corporate Governance Profiles

RDC's recognized attention to corporate governance would be leveraged for adoption of best practices, thus strengthening investors relationships and realigning interests, underpinning growth to the ultimate benefit of all shareholders.

# ADVANCING OUR STRATEGIC OBJECTIVES

## HARNESSING OUR INSIGHTS AND RESULTS TO DELIVER LONG-TERM GROWTH FOR INVESTORS

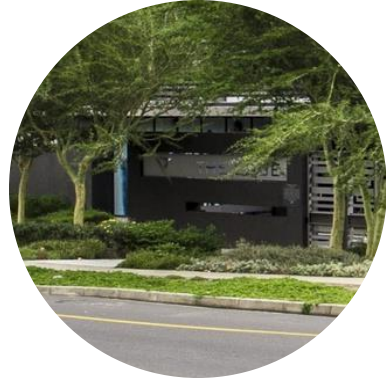
Our results, performance and insights over the past 6 months demonstrate our drive to achieving our strategic objectives and creating value:

- **Sustainable growth in NAV and Owners Equity** is achieved through a well-diversified and optimised asset portfolio
- **Reducing debt** to an optimal LTV, improves returns, lowers risk and still allows organic growth.
- **Assets and revenue in hard-currency** outperform other assets and deep markets allow us to diversify the risk of assets in the local economy.
- **Identifying and capitalising on opportunities** (strategic acquisitions, mergers and partnerships) in the market to grow our portfolio, diversification and generate sustainable returns

### OUR MEDIUM-TERM STRATEGIC GOALS



- 1 NAV Growth per Share > Inflation plus 3 – 5%**
- 2 Reduction of LTV with a Max 40%**
- 3 40%-50% of revenue to be generated in hard currency**
- 4 Distribution in the Upper Quartile of the BSE Sector**



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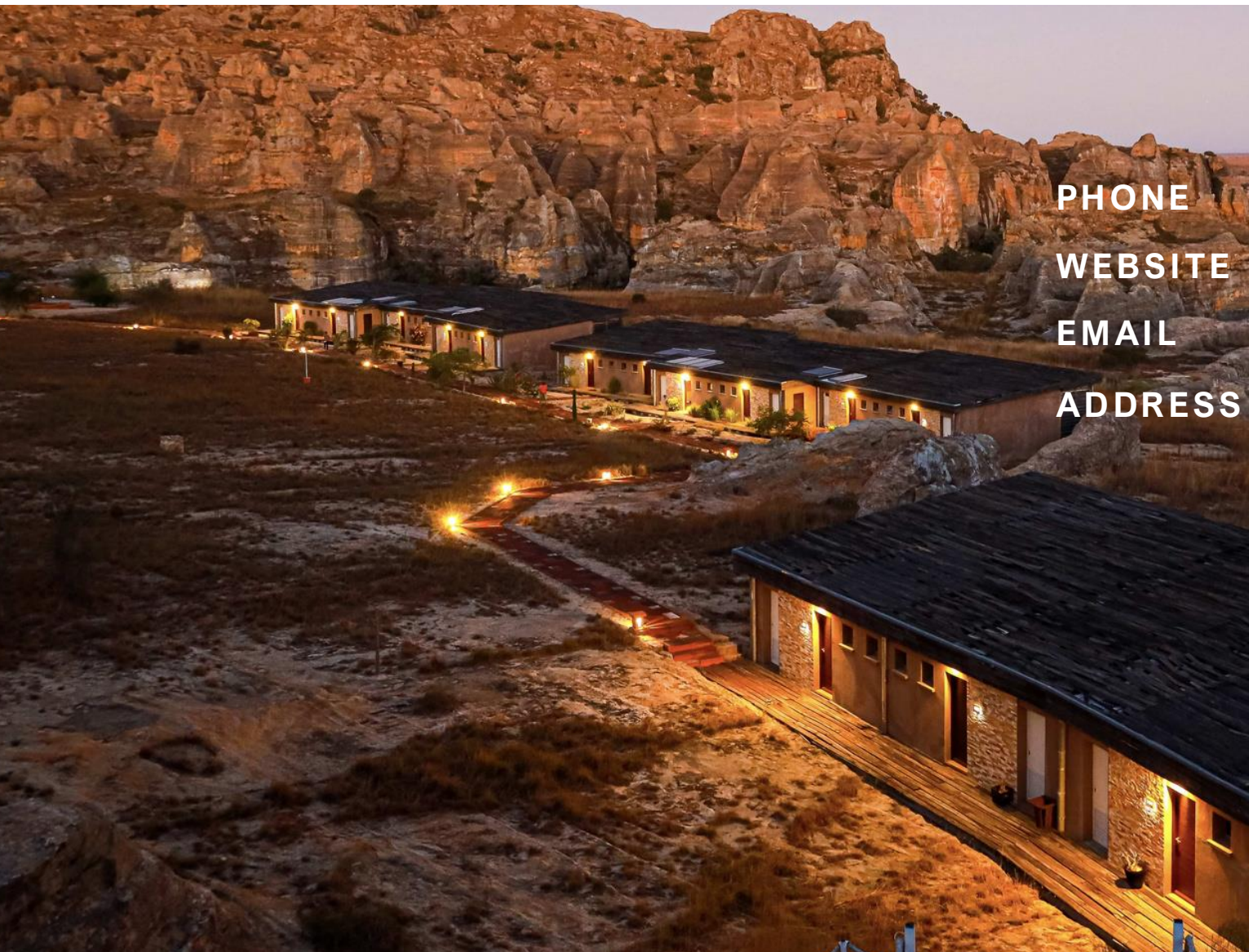
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# THANK YOU



PHONE

+267 391 4548

WEBSITE

[www.rdcbw.com](http://www.rdcbw.com)

EMAIL

[rdc@rdc.bw](mailto:rdc@rdc.bw)

ADDRESS

Plot 54353 Unit 1H, 1st Floor Masa  
Square Centre, Western Commercial  
Road, Central Business District,  
Gaborone, Botswana

 RDC Property Group

 @rdcpropertygroup

 RDC Property Group

