



Oryx Properties Limited

(Incorporated in the Republic of Namibia)

(Registration number 2001/673)

Share Code: ORY

ISIN Code: NA0001574913

COVID-19 OPERATIONAL UPDATE

Local and world markets remain volatile and uncertain as a result of the Covid-19 pandemic.

It is against this backdrop, that Oryx Properties Limited ('Oryx') would like to update unitholders of the impact of the pandemic on our business.

Namibian Operational Update

As per previous SENS announcements released, Oryx continues to receive requests for rent relief. We are negotiating various supportive and mutually beneficial options with tenants such as rent reductions or extended payment terms with the intention of recovering these deferrals at a later stage. Our focus remains to support tenants severely impacted by COVID-19 and to assist them where possible to navigate their businesses through the coming months. However, this continues to place significant constraints on our cashflows.

Rent collections deteriorated to 76% during the August lockdown although they have improved to an average of 92% for the September to November period which includes rent relief given. This led to an increase in our debtors' book from N\$32m in June to N\$49m in November.

Vacancies for the core portfolio remain below 5% whereas residential vacancies deteriorated to 15% in September before recovering to 10% in October. Specifically, vacancies have improved within the industrial portfolio since year end, however deteriorated for the retail and office portfolios. The expectation remains that vacancies will be under pressure over the next few months given that a number of South African nationals are either downsizing, closing some stores or expect subdued turnovers due to low stock levels.

The announcement released by health minister Dr Kalumbi Shangula on 23 December includes capping public gatherings to 50 persons and restriction of movement between 21:00 and 04:00. This is expected to put further strain on tenant operations and turnovers, especially in the retail and tourism sectors.

Year to date, rent relief to the amount of N\$2.7m has been provided to tenants, which excludes current negotiations with Avani which have not been finalised. Oryx continues to work on a case-by-case basis when considering rent relief to tenants and given the second wave of COVID-19 anticipates it may have to grant further relief in certain sectors.

Oryx is ensuring that all necessary measures and precautions are kept in place, to ensure the health and safety of our customers. Free parking has been implemented at some of our centres to assist our tenants and shoppers where the loss of income for Oryx for the current financial year is estimated at N\$2.6m.

Balance Sheet Management

Oryx remains committed to protect its cashflows and strengthen its balance sheet. This includes a focused approach to reduce financial risk by managing gearing levels, the loan maturity profile, early renewal of loans and the unutilized debt facilities.

No covenants with financial institutions have been breached however, we remain close to our internal loan to value target of 40% (End of November: 39%).

During September, we received the N\$100 million facility funds from Rand Merchant Bank which was reported as a subsequent event in our year-end results. During October, we entered a N\$50 million 3-month JIBAR swap with Rand Merchant Bank over a 3-year term at a fixed rate of 4.145%. This led to an increase in our fixed to floating ratio to 53:47.

Positive negotiations with ABSA to renew existing facilities that are expiring during the 2021 and 2022 financial years are in advanced stages.

Our aim is to conclude majority of the ABSA renewals as a subsequent event in our interim results.

The recent strengthening of the Rand versus the Euro and low interest rates creates an opportune time for Oryx to convert the Euro debt to Rand to prevent further currency deterioration. We anticipate investment property valuations will remain under pressure as a result of the current economic conditions.

Croatia Operational Update

With Croatia's number of Covid-19 infections increasing, lockdown measures have been put in place with effect 28 November 2020 and are expected to last until 24 December 2020 although it is subject to change.

No further rent relief has been provided year to date (2020: €157,000) within the Croatian portfolio.

Communication with Unitholders

Unitholders are encouraged to reach out to Oryx management should there be any questions or concerns. Unitholders are reminded that only information that is available within the public domain can be shared and that all price sensitive information will be communicated via SENS. Unitholders are further encouraged to follow all our electronic communication channels for general updates of Oryx which may include our website, press releases, social media and more.

By order of Board of Directors

28 December 2020

Registered Office

Oryx Properties Limited
Maerua Mall Office Tower
2nd Floor, Windhoek

Sponsor

IJG Securities (Pty) Ltd
Member of the NSX
4th floor 1 @Steps, c/o Grove and Chasie Street
Kleine Kuppe, Windhoek
P O Box 186, Windhoek, Namibia
Registration No. 95/505

