



NEW AFRICAN PROPERTIES

NEW AFRICAN PROPERTIES LTD

“the Group” or “New African Properties” or “NAP”

Incorporated in the Republic of Botswana, UIN: BW00001055962 (formerly 2008/545)

BSE share code: NAP ISIN code: BW 000 000 1049

www.newafricanproperties.co.bw

CAUTIONARY ANNOUNCEMENT

The Botswana Stock Exchange Equity Listing Requirements require companies to publish a cautionary announcement when profit before tax is expected to differ by more than 10% from the previous corresponding period. NAP is due to release its interim results for the 6 months ended 31 January 2021 later this month and profit before tax is expected to vary significantly from the comparative period last year.

NAP, as a Variable Rate Loan Stock Company, focuses primarily on distributable income. Distributable income excludes valuation and other accounting adjustments, that are included in net profit but do not impact cash flows or distributions to unitholders. The valuations are the primary cause of volatility in the profit before tax.

For the 2020 interim results actual distributions declared were based on 90% of distributable income in view of the uncertainty created by COVID-19 at that time. By our July 2020 year end we confirmed that we were able to revert to 100% distributions and included the amount retained at half year in the year end distribution. As a result, the actual interim distribution per linked unit for 2021 is expected to be between 10% and 12% above the interim distribution paid last year, while distributable income is expected to be in line with the 2020 interim results.

Profit before tax is expected to be between P80 million and P85 million, being between 26% and 21% below the P108 million comparative result, in view of non-distributable components of profit. In the 2020 interim results valuations increased and the effect of this change in valuation adjustments is the reason for the change in profit before tax.

For New African Properties Limited

J.T. Mynhardt
Chairman

23 April 2021

T.L.J. Mynhardt
Managing Director

Directors: J.T. Mynhardt (Chairman), T.L.J. Mynhardt (Managing Director), F.B. Lebala, J.P. McLoughlin#, L.C. Tapping# (Financial Director), S. Venkatakrisnan*
South African * Indian