

# Property portfolio

Property name	Property title	HPF ownership	Property location	Star grading	No of rooms	Agreement type	Lease expiry date
<b>Western Cape</b>							
Westin Cape Town	Land lease	Direct	Convention Square, Cape Town, Western Cape	Luxury	483	Fixed and variable lease	2037/12/31
Arabella Hotel and Spa	Freehold	Direct	Hermanus, Western Cape	Luxury	145	Fixed and variable lease	2021/05/13
Arabella Phase 2 land	Land	Direct	Hermanus, Western Cape	N/A	N/A	N/A	N/A
Southern Sun Cullinan	Freehold	Direct	Waterfront, Cape Town, Western Cape	Upscale	394	Fixed and variable lease	2037/03/31
Southern Sun Waterfront	Freehold	Direct	Waterfront, Cape Town, Western Cape	Luxury	537	Fixed and variable lease	2037/03/31
Radisson Blu Waterfront	Freehold	90 sectional title units	Waterfront, Cape Town, Western Cape	Luxury	177	Fixed and variable lease	2029/08/01
Protea Hotel Victoria Junction	Freehold	147 sectional title units (84% units in the scheme)	Waterfront, Cape Town, Western Cape	Upscale	172	Fixed and variable lease	2027/01/31
Southern Sun Newlands	Freehold	Direct	Newlands, Cape Town	Midscale	162	Fixed and variable lease	2036/03/31
StayEasy Century City	Freehold	Direct	Milnerton, Cape Town	Midscale	175	Fixed and variable lease	2036/03/31
Sunsquare Cape Town	Freehold	Direct	Gardens, Cape Town	Midscale	136	Fixed and variable lease	2036/03/31
<b>Western Cape total</b>					<b>2 381</b>		
<b>Gauteng</b>							
Mount Grace Country House and Spa	Freehold	Direct	Magaliesburg, Gauteng	Luxury	121	Fixed and variable lease	2023/12/01
Crowne Plaza Rosebank	Freehold	Direct	Rosebank, Johannesburg, Gauteng	Upscale	318	Fixed and variable lease	2021/03/01
Holiday Inn Sandton	Freehold	Direct	Sandton, Gauteng	Upscale	301	Fixed and variable lease	2021/03/01
Radisson Blu Gautrain	Freehold	Sectional title	Sandton, Gauteng	Upscale	220	Fixed and variable lease	2030/12/31
Southern Sun Katherine Street	Freehold	Direct	Sandton, Gauteng	Upscale	122	Fixed and variable lease	2037/03/31
Birchwood Hotel and OR Tambo Conference Centre	Freehold	Direct	Boksburg, Gauteng	Midscale	665	Fixed and variable lease	2021/07/01
Garden Court OR Tambo	Freehold	Direct	Kempton Park, Johannesburg, Gauteng	Midscale	253	Fixed and variable lease	2036/03/31
Garden Court Milpark	Freehold	Direct	Auckland Park, Johannesburg, Gauteng	Midscale	251	Fixed and variable lease	2036/03/31
Garden Court Morningside	Freehold	Direct	Sandton, Gauteng	Midscale	150	Fixed and variable lease	2037/03/31
Garden Court Hatfield	Freehold	Direct	Hatfield, Pretoria, Gauteng	Midscale	157	Fixed and variable lease	2037/03/31
Garden Court Eastgate	Freehold	Direct	Bruma, Johannesburg, Gauteng	Midscale	157	Fixed and variable lease	2037/03/31
StayEasy Eastgate	Freehold	Direct	Bruma, Johannesburg, Gauteng	Midscale	135	Fixed and variable lease	2037/03/31
Kopanong Hotel and Conference Centre	Freehold	Sectional title	Benoni, Gauteng	Midscale	169	Fixed and variable lease	2023/11/30
<b>Gauteng total</b>					<b>3 019</b>		

Valuation March 2018 R'000	Disposals R'000	Capital expenditure R'000	Revaluation surplus/ (deficit) R'000	Valuation March 2019 R'000	Original cost R'000	Capitalised post- acquisition R'000	Total cost March 2019 R'000
1 945 230		86 665	(319 843)	<b>1 712 052</b>	648 895	187 044	<b>835 939</b>
167 417		15 018	(53 635)	<b>128 800</b>	83 368	52 290	<b>135 658</b>
22 643			–	<b>22 643</b>	22 643	–	<b>22 643</b>
1 150 410		6 952	(197 204)	<b>960 158</b>	1 114 108	6 592	<b>1 120 700</b>
1 252 720		12 469	(232 732)	<b>1 032 457</b>	1 186 176	12 469	<b>1 198 645</b>
476 870		4 548	15 702	<b>497 120</b>	232 963	77 718	<b>310 681</b>
324 800		3 367	(99 805)	<b>228 362</b>	122 839	59 440	<b>182 279</b>
153 310		1 480	18 663	<b>173 453</b>	160 986	5 391	<b>166 377</b>
265 480		1 797	(29 037)	<b>238 240</b>	252 288	4 606	<b>256 894</b>
101 800		2 441	(10 074)	<b>94 167</b>	99 489	4 159	<b>103 648</b>
5 860 680	–	134 737	(907 965)	<b>5 087 452</b>	3 923 755	409 709	<b>4 333 464</b>
147 500		7 206	(8 267)	<b>146 439</b>	131 562	198 801	<b>330 363</b>
365 134		1 970	(56 565)	<b>310 539</b>	70 000	340 983	<b>410 983</b>
250 610		4 431	92 018	<b>347 059</b>	409 247	41 186	<b>450 433</b>
616 800	(234)	7 503	(41 724)	<b>582 345</b>	458 878	26 822	<b>485 700</b>
96 500		729	36 922	<b>134 151</b>	86 175	729	<b>86 904</b>
682 930		15 771	148 171	<b>846 872</b>	460 859	93 631	<b>554 490</b>
328 540		1 622	61 606	<b>391 768</b>	422 122	5 038	<b>427 160</b>
279 370		238	26 463	<b>306 071</b>	374 652	2 583	<b>377 235</b>
134 490		827	27 245	<b>162 562</b>	171 334	827	<b>172 161</b>
205 890		2 597	(21 315)	<b>187 172</b>	170 266	2 597	<b>172 863</b>
97 260		341	(10 376)	<b>87 225</b>	151 389	341	<b>151 730</b>
59 590		359	(25 138)	<b>34 811</b>	86 423	359	<b>86 782</b>
65 600		–	–	<b>65 600</b>	78 130	8 468	<b>86 598</b>
3 330 214	(234)	43 594	229 040	<b>3 602 614</b>	3 071 037	722 365	<b>3 793 402</b>

# Property portfolio continued

Property name	Property title	HPF ownership	Property location	Star grading	No of rooms	Agreement type	Lease expiry date
<b>Remainder of South Africa</b>							
Champagne Sports Resort	Freehold	Combined share block and direct	Central Berg, KwaZulu-Natal	Upscale	152	Fixed lease agreement	2023/03/31
Southern Sun Bloemfontein	Freehold	Direct	Bloemfontein	Midscale	147	Fixed and variable lease	2036/03/31
Protea Hotel Edward	Freehold	Direct	OR Tambo Parade Drive, Durban	Midscale	131	Fixed and variable lease	2020/07/01
Protea Hotel Marine	Freehold	Direct	Port Elizabeth, Eastern Cape	Midscale	114	Fixed and variable lease	2021/02/01
Garden Court South Beach	Freehold	Direct	South Beach, Durban	Midscale	414	Fixed and variable lease	2036/03/31
Garden Court Polokwane	Freehold	Direct	Polokwane	Midscale	180	Fixed and variable lease	2036/03/31
Garden Court Kimberley	Freehold	Direct	Kimberley	Midscale	135	Fixed and variable lease	2036/03/31
Garden Court Kings Beach	Freehold	Direct	Port Elizabeth, Eastern Cape	Midscale	280	Fixed and variable lease	2037/03/31
Garden Court Umhlanga	Freehold	Sectional title	Umhlanga, KwaZulu-Natal	Midscale	204	Fixed and variable lease	2037/03/31
StayEasy Pietermaritzburg	Sectional title	Beneficial holding	Pietermaritzburg, KwaZulu-Natal	Midscale	127	Fixed and variable lease	2037/03/31
StayEasy Rustenburg	Freehold	Direct	Rustenburg	Midscale	125	Fixed and variable lease	2036/03/31
Protea Hotel Hazyview	Freehold	Direct	Hazyview, Mpumalanga	Midscale	87	Fixed and variable lease	2021/06/30
<b>Remainder of South Africa total</b>					2 096		
<b>SUN1 Hotels</b>							
SUN1 Alberton	Freehold	Direct	Alberton, Johannesburg, Gauteng	Economy	76	Fixed and variable lease	2037/03/31
SUN1 Benoni	Freehold	Direct	Benoni, Johannesburg, Gauteng	Economy	58	Fixed and variable lease	2037/03/31
SUN1 Berea	Freehold	Direct	Berea, Johannesburg, Gauteng	Economy	69	Fixed and variable lease	2037/03/31
SUN1 Bloemfontein	Freehold	Direct	Bloemfontein, Free State	Economy	64	Fixed and variable lease	2037/03/31
SUN1 Cape Town	Freehold	Direct	Cape Town, Western Cape	Economy	64	Fixed and variable lease	2037/03/31
SUN1 Edenvale	Freehold	Direct	Edenvale, Johannesburg, Gauteng	Economy	76	Fixed and variable lease	2037/03/31
SUN1 Kimberley	Freehold	Direct	Kimberley, Northern Cape	Economy	64	Fixed and variable lease	2037/03/31
SUN1 Midrand	Freehold	Direct	Midrand, Gauteng	Economy	94	Fixed and variable lease	2037/03/31
SUN1 Milnerton	Freehold	Direct	Cape Town, Western Cape	Economy	70	Fixed and variable lease	2037/03/31
SUN1 Nelspruit	Freehold	Direct	Nelspruit, Mpumalanga	Economy	76	Fixed and variable lease	2037/03/31
SUN1 OR Tambo	Freehold	Direct	Kempton Park, Johannesburg, Gauteng	Economy	78	Fixed and variable lease	2037/03/31
SUN1 Parow	Freehold	Direct	Cape Town, Western Cape	Economy	76	Fixed and variable lease	2037/03/31
SUN1 Port Elizabeth	Freehold	Direct	Port Elizabeth, Eastern Cape	Economy	88	Fixed and variable lease	2037/03/31
SUN1 Pretoria	Freehold	Direct	Pretoria, Gauteng	Economy	135	Fixed and variable lease	2037/03/31
SUN1 Richards Bay	Freehold	Direct	Richards Bay, KwaZulu-Natal	Economy	64	Fixed and variable lease	2037/03/31
SUN1 Southgate	Freehold	Direct	Mondeor, Johannesburg South, Gauteng	Economy	138	Fixed and variable lease	2037/03/31
SUN1 Vereeniging	Freehold	Direct	Vereeniging, Gauteng	Economy	41	Fixed and variable lease	2037/03/31
SUN1 Witbank	Freehold	Direct	Emalaheni, Mpumalanga	Economy	90	Fixed and variable lease	2037/03/31
SUN1 Wynberg	Freehold	Direct	Sandton, Johannesburg, Gauteng	Economy	87	Fixed and variable lease	2037/03/31
<b>SUN1 Hotels total</b>					1 508		

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303 490		6 514	(63 724)	246 280	148 792	79 175	227 967
97 250		954	5 398	103 602	148 676	1 841	150 517
171 450		2 580	(1 789)	172 241	110 400	50 979	161 379
95 050		1 530	(8 915)	87 665	73 000	52 114	125 114
612 450		4 592	(75 073)	541 969	592 637	13 827	606 464
276 740		1 275	(23 671)	254 344	292 050	2 538	294 588
127 700		673	4 616	132 989	196 326	2 406	198 732
214 100		2 503	91 224	307 827	190 305	8 097	198 402
237 790		2 543	63 350	303 683	298 942	6 853	305 795
143 400		1 177	20 409	164 986	137 199	3 324	140 523
120 100		405	(10 072)	110 433	118 490	2 876	121 366
74 910		3 173	(10 816)	67 267	41 508	19 339	60 847
2 474 430	–	27 919	(9 063)	2 493 286	2 348 325	243 369	2 591 694
65 915		278	(4 566)	61 627	69 410	278	69 688
25 547		204	2 683	28 434	24 334	204	24 538
33 235		186	(14 808)	18 613	32 132	186	32 318
37 899		228	(2 947)	35 180	35 230	228	35 458
60 389		397	5 413	66 199	60 005	397	60 402
11 904		186	(3 605)	8 485	11 786	186	11 972
28 716		165	(13 171)	15 710	21 841	165	22 006
79 841		227	(28 243)	51 825	88 022	227	88 249
69 329		444	(3 943)	65 830	67 516	444	67 960
53 722		343	(1 259)	52 806	52 042	343	52 385
34 022		201	(9 820)	24 403	33 244	201	33 445
58 877		421	4 513	63 811	64 796	421	65 217
70 619		260	(175)	70 704	69 922	260	70 182
115 628		416	(7 890)	108 154	135 612	416	136 028
20 958		686	(7 947)	13 697	27 774	686	28 460
88 466		248	(136)	88 578	91 231	248	91 479
14 401		283	(6 688)	7 996	16 462	283	16 745
24 978		252	109	25 339	29 881	252	30 133
39 384		317	(7 101)	32 600	30 229	317	30 546
933 830	–	5 742	(99 581)	839 991	961 469	5 742	967 211