



Quarterly Report For Greenpark

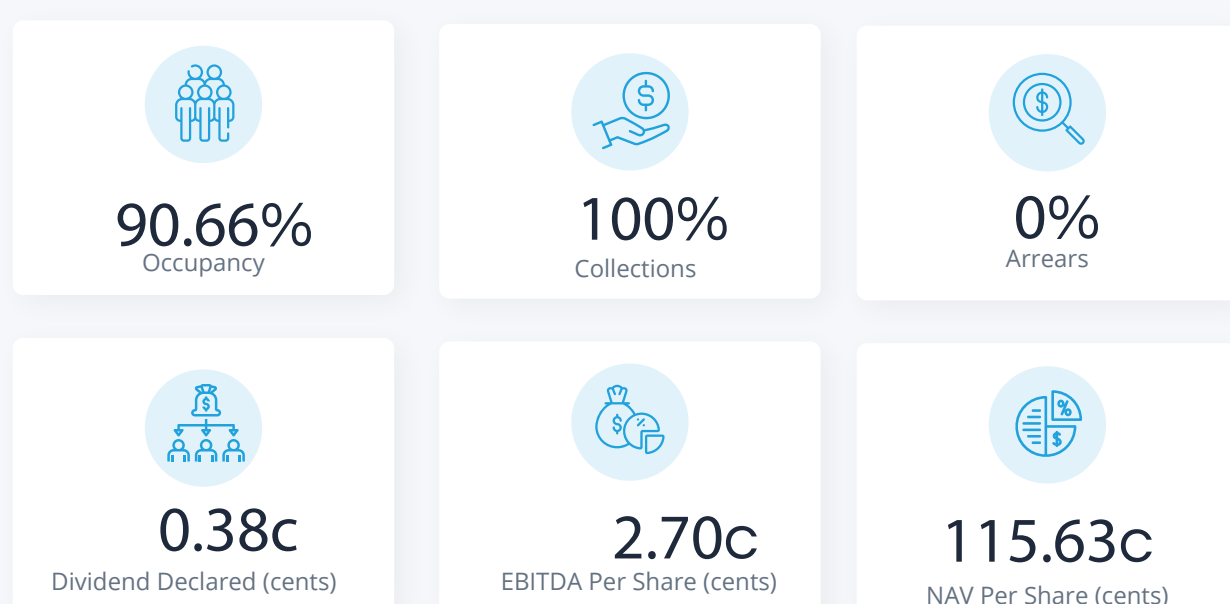
FOR PERIOD ENDING
JANUARY 2024

Property Report

The Greenpark units experienced a decrease in the occupancy rate during the quarter in comparison to the previous quarter. This decrease is attributed to vacancies across 4 units. The vacant units have now been leased during the course of the quarter. Substantial maintenance work was done in these units after tenant exits and the cost was recovered from the deposits held.

Other income decreased in the current quarter due having installed prepaid meters and thus no longer having to recover utility charges from tenants. Overall the Net profit decreased in the current quarter.

Highlights



Financial Performance

	Q3- Oct 2023	Q4- Jan 2024
Income Statement		
Rental Income ¹	540 800	510 867
Other Income ²	105 041	48 818
Net Operating Costs ³	(276 038)	(201 658)
EBITDA⁴	369 803	358 027
Depreciation ⁵	0	0
Fair value adjustment ⁶	-	-
Finance Charges ⁷	(177 536)	(179 589)
Profit / (Loss) Before Tax	192 267	178 438
Taxation	(51 912)	(48 281)
Net Profit After Tax	140 355	130 157
EBITDA Per Share (Cents)⁸	2.79c	2.70c
Net Asset Value Per Share⁹	114.64c	115.63c
Dividend Info		
Quarterly Dividends Declared	-	50 000
Dividends Per Share (Cents)	-	0.38c
Cumulative Dividends Declared to Date	2 415 064	2 465 064
Cumulative Dividends Per Share (Cents)	18.24c	18.62c

Notes

- ¹ Income from rent collected for the various units.
- ² Interest earned on bank balance.
- ³ All costs incurred in running the properties.
- ⁴ Earnings before interest, taxes, depreciation and amortization. (Income based on operations)
- ⁵ Furniture depreciation if applicable.
- ⁶ Increase in value of the properties based on independent valuations.
- ⁷ Mainly interest paid on the bonds over the properties.
- ⁸ EBITDA divided by the number of shares that were issued.
- ⁹ Assets less liabilities divided by the number of shares issued.

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