

Item 1

Financial Information – Forecasts

13.15 A special property forecast reporting accountant's report on the forecast statement of comprehensive income detailed in paragraphs 13.12 to 13.14:

(a) must be prepared by the reporting accountant appointed in terms of paragraph 8.46;

(b) this reporting accountant must, inter alia, perform the procedures below in preparing such report, ~~have,~~ inter alia:

(i) conduct an inspection of the signed legally binding agreements accounting for at least 70% of the contracted rental revenue and recoveries and determine that the rental revenue and recoveries to be derived therefrom are accurately reflected as contracted rental revenue;

(ii) –agree the information presented in terms of paragraphs 13.18(c),(d) and (e) to the forecast information prepared in terms of paragraph 13.12 to 13.14 and recalculate the arithmetic accuracy thereof; and

(iii) as it relates to near-contracted rental revenue, if directed to do so by the JSE, conduct an inspection of the original legally binding agreements for a certain percentage of the near-contracted rental revenue, as advised by the JSE, and determine that the revenue to be derived therefrom is accurately reflected as near-contracted rental revenue from the date of expiry of the original legally binding agreement. The JSE may make such a request when the issuer has non-rental revenue and the near-contracted rental revenue portion is a large part of rental revenue.

~~(i) conducted an inspection of the signed leases accounting for at least 70% of the contracted revenue;~~

~~(iii) conducted work on the uncontracted income in accordance with the IRBA Guide SAICA circular entitled The Reporting accountant's reporting Responsibilities of the Reporting Accountant Relating to Property Entities in terms of section 13 of the JSE Listings Requirements; of the JSE Limited;~~

~~(iii) made an assessment of the reasonableness of the information presented in terms of paragraphs 13.18(d) and (e), based on the inspection of an appropriate number of the signed leases;~~

~~(iv) made an assessment of the reasonableness of the information presented in terms of paragraphs 13.14(d) and (e);~~

(c) must be performed in accordance with the International Standard on Assurance Engagements relating to the Examination of Prospective Financial Information (ISAE 3400) and the SAICA IRBA guide/circular entitled The Reporting Responsibilities of the Reporting Accountant's Relating to Property Entities reporting responsibilities in terms of section 13 of the Listings Requirements of the JSE Limited; and

(d) must comply with paragraphs 8.51 to 8.56.

Pro forma statement of financial position

13.16 Pro forma financial information prepared in terms of paragraphs 13.4 and 13.7, must be prepared on the following basis:

- (a)...(no change)
- (b)...(no change)
- (c)...(no change)
- (d) the pro forma financial information must =
 - (i) comply with the requirements of paragraphs 8.15-8.33; and
 - (ii) as it relates to the adjustment column include disclosure as required by IFRS as it relates to the specific line items, including but not limited to IAS 1 and IFRS 13.
- (e) the reporting accountant must issue a review ~~opinion-conclusion~~ regarding ~~the value and existence of~~ the assets and/or liabilities being acquired, as reflected in the adjustment column of the pro forma statement of financial position. T, and the review engagement~~opinion-conclusion~~ must be performed in terms of the IRBA guide entitled Reporting Responsibilities of the Reporting Accountant relating to Property Entities in terms of the Listings Requirements and the review conclusion must indicate that the reporting accountant has no reason to believe the assets and liabilities are not prepared, in all material respects in accordance with the accounting policies adopted by the issuer and the recognition and measurement criteria of IFRS and includes the relevant IFRS disclosures; and

Other consequential changes

General obligation of disclosure

3.4 (b)(viii) In the event of an issuer publishing a trading statement, such issuer must either:

- (1) produce and submit to the JSE a profit forecast or estimate, and accountants report thereon in accordance with:
 - (aa) ISAE 3400 – The Examination of Prospective Financial Information ~~and the SAICA Revised Guide on Forecasts~~, in respect of profit forecasts; or

Profit forecast and estimates

8.40 In the event of an applicant issuer publishing a specific or general profit forecast or estimate in an announcement, it must either:

- (a) produce and submit to the JSE a profit forecast or estimate and auditor's report/reporting accountant's thereon in accordance with:
 - (i) ISAE 3400 – The Examination of Prospective Financial Information ~~and the SAICA Revised Guide on Forecasts~~, in respect of profit forecasts; or
 - (ii) ISAE 3000 (Revised) – Assurance Engagements other than Audits or Reviews of Historical Financial Information, in respect of the estimate; or

The reporting accountant

8.48 The reporting accountant is to provide ~~opinions~~ assurance on the following reports:

- (a) a report of historical information by way of:
 - (i) an audit opinion on financial information relating to the financial year immediately preceding the issue of the prospectus/pre-listing statement/circular; and/or
 - (ii) either an audit opinion or a review ~~opinion~~ conclusion on financial information relating to the financial years prior to the financial year immediately preceding the issue of the prospectus or circular; and/or
 - (iii) a review ~~opinion~~ conclusion on interim financial information;
- (b) the pro forma financial information as to whether the pro forma financial information has been compiled, on the basis required by the Listings Requirements;
- (c) a profit forecast as to:
 - (i) whether the assumptions, barring unforeseen circumstances, ~~provide~~ are not an unreasonable basis for the preparation of the forecast;
 - (ii) whether the forecast has been properly compiled on the basis stated; and
 - (iii) whether the forecast has been properly presented and all material assumptions are adequately disclosed; and
 - (iv) whether the profit forecast is presented on a basis consistent with the accounting policies of the company or group in question.

Contents of a reporting accountant's report

8.51 (f) scope paragraphs, describing the nature of the work undertaken, with:

- (i) ...(no change)
 - (ii) ...(no change)
 - (iii) ...(no change)
 - (iv) ...(no change)
 - (v) the International Standard on Assurance Engagements (ISAE) 3400 – The Examination of Prospective Financial Information ~~and the SAICA Revised Guide on Forecasts (in the~~ easespect of profit forecasts); and/or
 - (vi) ...(no change)
 - (vii) ...(no change)
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