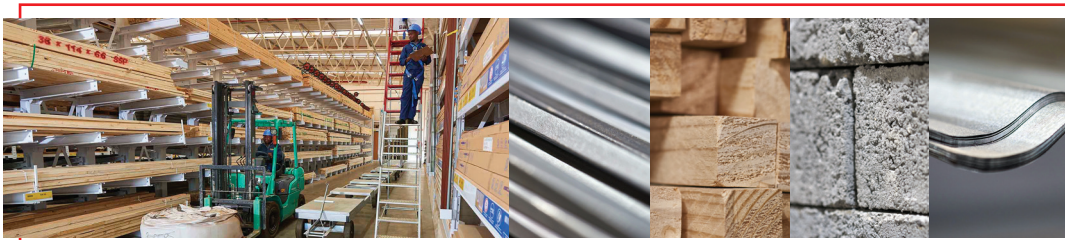
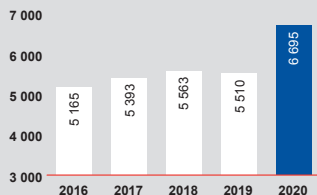


INTERIM RESULTS AND DIVIDEND DECLARATION

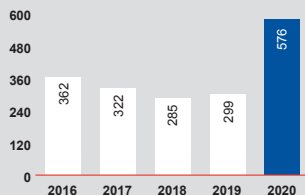
for the six months ended 27 December 2020



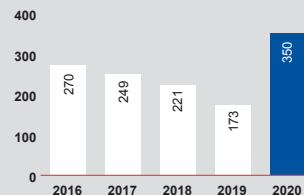
REVENUE (Rm)



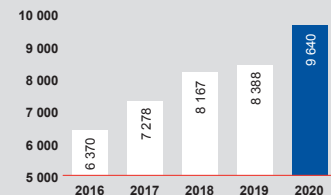
OPERATING PROFIT (Rm)



HEADLINE EARNINGS (Rm)



NAV PER SHARE (cents)



COMPANY PROFILE

Cashbuild is southern Africa's largest retailer of quality building materials and associated products, selling direct to a cash-paying customer base through our chain of stores (317 at the end of this reporting period which includes 58 P&L Hardware stores and 1 DIY store). Cashbuild carries an in-depth quality product range tailored to the specific needs of the communities we serve. Our customers are typically home-builders and improvers, contractors, farmers, traders, as well as all other customers requiring quality building materials at the best value.

FINANCIAL HIGHLIGHTS

Revenue for the period increased by 21%. Revenue for stores in existence prior to July 2019 (pre-existing stores – 303 stores) increased with 19% and our 14 new stores contributed 2% growth. Gross profit increased by 29% with gross profit margin percentage increasing from 24.8% to 26.4%. Selling price inflation was 4.5%. Operating expenses, including new stores, were well controlled considering the revenue growth, increasing by 11% (existing stores 9% and new stores contributed 2% of the increase) resulting in the operating profit increasing by 92%. Basic earnings per share increased by 113% with headline earnings per share also increasing by 102% from the prior period.

Cash and cash equivalents increased to R2 819 million as a result of increased profitability and higher creditors' balances due to suppliers' payments effected after half-year close. Stock levels, including new stores have decreased by 2% with stockholding at 68 days (December 2019: 82 days; June 2020: 60 days) at period end. Net asset value per share increased by 15%, from 8 388 cents (December 2019) to 9 640 cents.

During the period, Cashbuild opened 3 Cashbuild stores, refurbished 11 Cashbuild and 1 P&L Hardware store, relocated 2 Cashbuild and 1 P&L Hardware store. 1 Cashbuild and 3 P&L Hardware stores were closed at the expiration of their lease agreements. Cashbuild will continue its store expansion, relocation and refurbishment strategy in a controlled manner, applying an even more rigorous process, due to the COVID-19 pandemic and associated economic uncertainties.

FINANCIAL SUMMARY

R'million	Six months ended	Six months ended	% change	Year ended
	27 December 2020	29 December 2019		28 June 2020
Revenue	6 695	5 510	21	10 091
Gross profit	1 765	1 369	29	2 525
Operating profit	576	299	92	520
Profit before taxation	545	248	120	394
Net profit attributable to owners of the company	362	170	113	267
Headline earnings	350	173	102	259
Earnings per share (cents)	1 594.7	748.0	113	1 176.7
Diluted earnings per share (cents)	1 594.1	747.8	113	1 176.1
Headline earnings per share (cents)	1 540.7	762.4	102	1 138.5
Diluted headline earnings per share (cents)	1 540.2	762.2	102	1 137.9
Net asset value (NAV) per share (cents)	9 640	8 388	15	8 470
Dividend per share (cents)	724	435	66	707

PROSPECTS

Group revenue for the subsequent six weeks after half year-end has increased by 24% for the comparable six week period. Management expects trading conditions to remain uncertain due to the ongoing COVID-19 pandemic and its economic impact. This information has not been reviewed nor audited by the company's auditor.

DECLARATION OF DIVIDEND

The board has declared an interim dividend (No. 56), of 724 cents (2019: 435 cents) per ordinary share out of income reserves to all shareholders of Cashbuild Limited. The dividend per share is calculated based on 24 989 811 (2019: 24 989 811) shares in issue at date of dividend declaration. Net local dividend amount is 579.2 cents per share for shareholders liable to pay Dividends Tax and 724 cents per share for shareholders exempt from paying Dividends Tax. Local dividend tax is 20%.

Cashbuild Limited's tax reference number is 9575168712.

Date dividend declared: Monday, 1 March 2021
 Last day to trade "CUM" the dividend: Tuesday, 23 March 2021
 Date to commence trading "EX" the dividend: Wednesday, 24 March 2021
 Record date: Friday, 26 March 2021
 Date of payment: Monday, 29 March 2021

Share certificates may not be dematerialised or rematerialised between Wednesday, 24 March 2021 and Friday, 26 March 2021, both dates inclusive.

Johannesburg

Sponsor: Nedbank CIB

Approved by the board on 1 March 2021

Released 2 March 2021

This short-form announcement is the responsibility of the Board of directors of Cashbuild and is prepared based on the audited interim results being the full announcement. Any investment decision should be based on the full announcement available on Cashbuild's website www.cashbuild.co.za and on the JSE's website at <https://senspdf.jse.co.za/documents/2021/jse/isse/CSB/ie2020.pdf>. The full announcement is also available at the Company's registered office for inspection, at no charge, during office hours. Copies of the full announcement may be requested by contacting Elna Munro on telephone +27 11 248 1500.

INTERIM RESULTS AND DIVIDEND DECLARATION

for the six months ended 27 December 2020



SUMMARY CONSOLIDATED INTERIM INCOME STATEMENT – AUDITED

R'000	Six months ended 27 December 2020 (26 weeks)	Six months ended 29 December 2019 (26 weeks)	% change	Year ended 28 June 2020 (52 weeks)
Revenue	6 694 502	5 510 188	21	10 090 910
Cost of sales	(4 929 613)	(4 141 614)	19	(7 565 860)
Gross profit	1 764 889	1 368 574	29	2 525 050
Selling and marketing expenses	(1 050 005)	(917 060)	14	(1 765 022)
Administrative expenses	(161 173)	(154 611)	4	(282 531)
Other operating expenses	(1 560)	(2 404)	(35)	(4 377)
Other income	23 502	4 950	375	47 192
Operating profit	575 653	299 449	92	520 312
Finance cost	(77 769)	(90 495)	(14)	(191 518)
Finance income	46 971	39 164	20	65 182
Profit before income tax	544 855	248 118	120	393 976
Income tax expense	(180 611)	(75 305)	140	(121 306)
Profit for the period	364 244	172 813	111	272 670
Profit attributable to:				
- Owners of the company	361 932	169 957	113	267 371
- Non-controlling interests	2 312	2 856	(19)	5 299
	364 244	172 813	111	272 670
Earnings per share (cents)	1 594.7	748.0	113	1 176.7
Diluted earnings per share (cents)	1 594.1	747.8	113	1 176.1

SUMMARY CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME – AUDITED

R'000	Six months ended 27 December 2020 (26 weeks)	Six months ended 29 December 2019 (26 weeks)	Year ended 28 June 2020 (52 weeks)
Profit for the period	364 244	172 813	272 670
Other comprehensive income:			
Total movement in foreign currency translation reserve (FCTR)	(10 896)	5 287	25 882
Attributable to:			
- Owners of the company	(6 720)	4 496	22 223
- Non-controlling interests	(4 176)	791	3 659
Total comprehensive income for the period	353 348	178 100	298 552
Total comprehensive income attributable to:			
- Owners of the company	355 212	174 453	289 594
- Non-controlling interests	(1 864)	3 647	8 958
	353 348	178 100	298 552

SUMMARY CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION – AUDITED

R'000	27 December 2020	29 December 2019	28 June 2020
ASSETS			
Non-current assets	2 997 140	3 013 288	2 974 780
Property, plant and equipment	2 397 165	2 430 394	2 394 577
Investment property	57 924	54 435	57 924
Intangible assets	422 268	424 285	423 101
Deferred income tax assets	119 783	104 174	99 178
Current assets	4 641 458	3 261 062	3 370 868
Assets held for sale	-	6 080	8 703
Inventories	1 652 663	1 678 499	1 266 587
Trade and other receivables	143 984	148 929	103 677
Prepayments	25 725	23 802	40 319
Cash and deposits	2 819 086	1 403 752	1 951 582
Total assets	7 638 598	6 274 350	6 345 648
EQUITY AND LIABILITIES			
Shareholders' equity	2 443 631	2 129 229	2 155 015
Share capital and reserves	2 409 076	2 096 141	2 116 616
Non-controlling interests	34 555	33 088	38 399
Non-current liabilities	1 462 937	1 466 097	1 467 728
Lease liabilities	1 422 900	1 434 039	1 432 590
Deferred income tax liability	40 037	32 058	35 138
Current liabilities	3 732 030	2 679 024	2 722 905
Trade and other liabilities	3 391 570	2 425 419	2 521 681
Lease liabilities	181 237	189 520	182 610
Current income tax liabilities	159 223	64 085	18 614
Total equity and liabilities	7 638 598	6 274 350	6 345 648

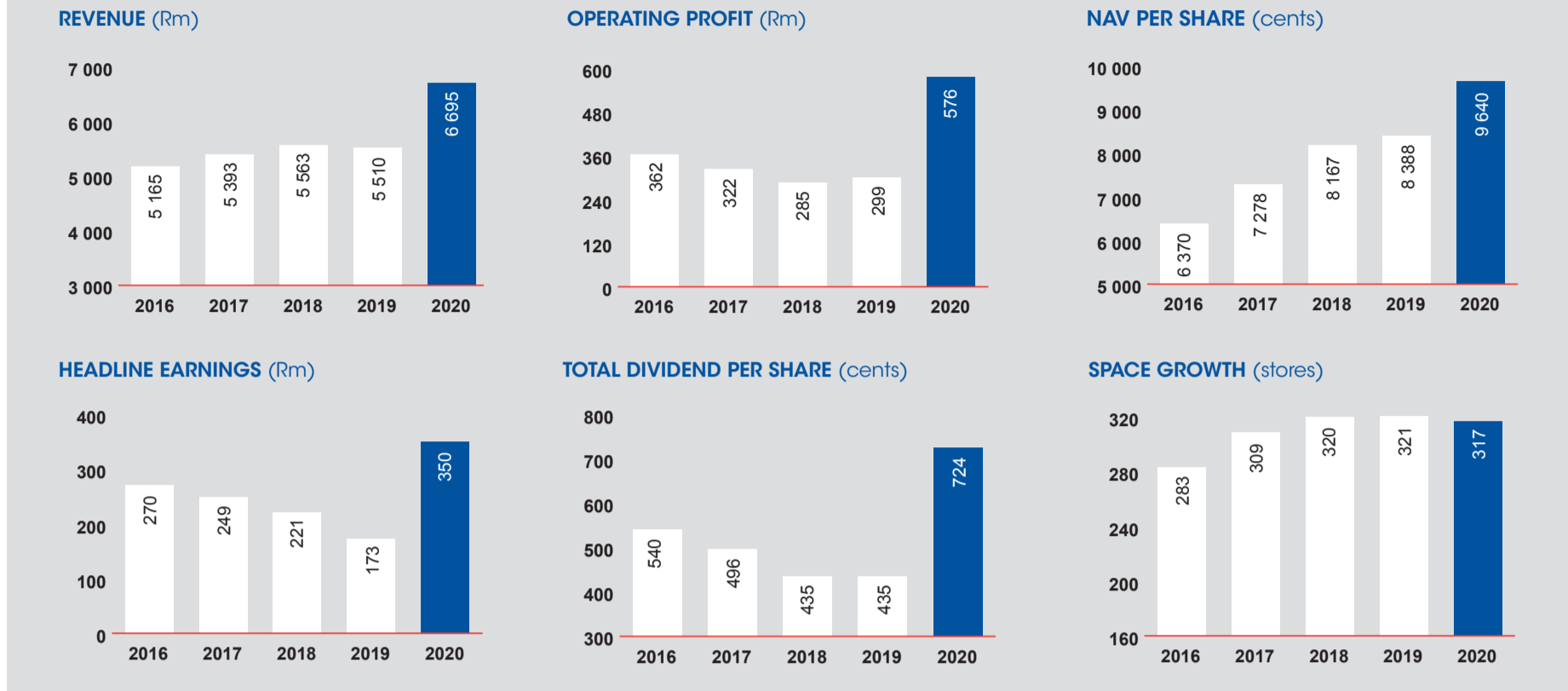
SUMMARY CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS – AUDITED

R'000	Six months ended 27 December 2020	Six months ended 29 December 2019	Year ended 28 June 2020
Cash flows from operating activities	1 195 401	1 187 845	2 108 499
Cash generated from operations	(77 769)	(90 495)	(191 518)
Interest paid	-	803	800
Interest received – non-investing	(55 708)	(42 337)	(135 748)
Taxation paid	-	-	-
Net cash generated from operating activities	1 061 924	1 055 816	1 782 033
Cash flows from investing activities	(34 505)	(64 078)	(101 156)
Net investment in assets	(81 476)	(75 928)	(135 772)
Increase in investments	-	(26 511)	(29 766)
Interest received	46 971	38 361	64 382
Net cash used in investing activities	(34 505)	(64 078)	(101 156)
Cash flows from financing activities	(166 789)	(175 844)	(333 953)
Shares sold by Cashbuild Trusts	-	1 266	-
Shares purchased by Cashbuild SA for FSP	(13 591)	-	-
Finance lease payments	(88 851)	(79 415)	(135 717)
Dividends paid:			
- Own equity	(62 367)	(96 437)	(196 978)
- Non-controlling interests	(1 980)	(1 258)	(1 258)
Net cash used in financing activities	(166 789)	(175 844)	(333 953)
Net increase in cash and cash equivalents	860 630	815 894	1 346 924
Cash and cash equivalents at beginning of period	1 951 582	590 150	590 150
Effect of exchange rate movements on cash and cash equivalents	6 874	(2 292)	14 508
Cash and cash equivalents at end of period	2 819 086	1 403 752	1 951 582

SUMMARY CONSOLIDATED INTERIM SEGMENTAL ANALYSIS – AUDITED

R'000	South Africa												Other members of common monetary area*			Botswana, Malawi and Zambia		
	Group		Cashbuild business			P&L Hardware business												
	Six months ended December 2020	Year ended June 2020	Six months ended December 2020	Year ended June 2020	Six months ended December 2020	Year ended June 2020	Six months ended December 2020	Year ended June 2020	Six months ended December 2020	Year ended June 2020	Six months ended December 2020	Year ended June 2020	Six months ended December 2020	Year ended June 2020				
Income statement																		
Revenue	6 694 502	5 510 188	5 364 089	4 333 948	7 919 278	654 952	631 024	1 125 009	384 559	300 554	579 031	290 902	244 662	467 592				
Operating profit	575 653	299 449	495 553	257 115	443 444	11 710	17 089	17 108	40 626	14 714	31 213	27 764	10 531	28 547				
Statement of financial position																		
Segment assets	7 638 598	6 274 350	5 619 749	4 411 306	4 416 716	904 218	892 073	864 073	710 878	610 628	652 373	403 753	360 343	412 486				
Segment liabilities	5 194 967	4 145 121	3 797 825	2 817 537	2 857 876	864 666	863 949	829 040	282 961	224 818	251 049	249 515	238 817	252 668				
Other segment items																		
Number of stores	317	320	229	225	228	58	62	61	17	18	16	13	15	13				
Depreciation	179 233	177 523	144 058	142 275	279 352	18 005	16 820	33 095	6 999	8 002	16 084	9 271	10 426	21 014				
Amortisation	2 518	2 921	2 438	2 794	5 003	21	3	3	25	47	93	34	80	176				
Capital investment	95 941	82 221	57 836	58 885	135 079	28 989	3 950	6 387	8 541	12 281	9 722	575	7 105	18 905				

* Includes Namibia, Swaziland and Lesotho.



COMMENTARY

Nature of business

Cashbuild is southern Africa's largest retailer of quality building materials and associated products, selling direct to a cash-paying customer base through our chain of stores (317 at the end of this reporting period which includes 58 P&L Hardware stores and 1 DIY store). Cashbuild carries an in-depth quality product range tailored to the specific needs of the communities we serve. Our customers are typically home-builders and improvers, contractors, farmers, traders, as well as all other customers requiring quality building materials at the best value.

Cashbuild has built its credibility and reputation by consistently offering its customers quality building materials at the best value and through a purchasing and inventory policy that ensures customers' requirements are always met.

International Financial Reporting Standards

The Group is reporting its audited results in accordance with International Financial Reporting Standards ("IFRS").

Financial highlights

Revenue for the period increased by 21%. Revenue for stores in existence prior to July 2019 (pre-existing stores – 303 stores) increased by 19% and our 14 new stores contributed 2% growth. Gross profit increased by 29% with gross profit margin percentage increasing from 24.8% to 26.4%. Selling price inflation was 4.5%.

Operating expenses, including new stores, were well controlled considering the revenue growth, increasing by 11% (existing stores 9% and new stores contributed 2% of the increase) resulting in the operating profit increasing by 92%. Basic earnings per share increased by 113% with headline earnings per share also increasing by 102% from the prior period.

The effective tax rate of 33.1% for the period is higher than that of the previous period due to the write-off of deferred tax assets raised in prior years in respect of Cashbuild Zambia.

Cash and cash equivalents increased to R2 819 million as a result of increased profitability and higher creditors' balances due to suppliers' payments effected after half-year close. Stock levels, including new stores have decreased by 2% with stockholding at 68 days (December 2019: 82 days; June 2020: 60 days) at period end. Net asset value per share increased by 15%, from 8 388 cents (December 2019) to 9 640 cents.

During the period, Cashbuild opened 3 Cashbuild stores, refurbished 11 Cashbuild and 1 P&L Hardware store, relocated 2 Cashbuild and 1 P&L Hardware store. 1 Cashbuild and 3 P&L Hardware stores were closed at the expiration of their lease agreements. Cashbuild will continue its store expansion, relocation and refurbishment strategy in a controlled manner, applying an even more rigorous process, due to the COVID-19 pandemic and associated economic uncertainties.

Prospects

Group revenue for the subsequent six weeks after half year-end has increased by 24% for the comparable six week period. Management expects trading conditions to remain uncertain due to the ongoing COVID-19 pandemic and its economic impact. This information has not been reviewed nor audited by the company's auditor.

On behalf of the board

Alistair Knock
Chairman

Werner de Jager
Chief Executive

Johannesburg

1 March 2021

ADDITIONAL INFORMATION

R'000	Six months ended 27 December 2020	Six months ended 29 December 2019	Year ended 28 June 2020
Net asset value per share (cents)	9 640	8 388	8 470
Net asset value per share (excluding treasury shares)	10 615	9 225	9 315
Ordinary shares ('000s):			
- In issue	24 990	24 990	24 990
- Weighted-average	22 696	22 723	22 722
- Diluted weighted-average	22 704	22 728	22 734
Capital investment	95 941	82 221	170 093
Depreciation of property, plant and equipment	179 233	177 523	349 545
Amortisation of intangible assets	2 518	2 921	5 275
Capital commitments	133 963	158 857	158 344
Contingent liabilities	8 524	16 022	6 794

SUMMARY CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY – AUDITED

R'000	Attributable to owners of the company						Non-controlling interests	Total equity
	Share capital	Share premium	Share-based payments reserve	FCTR	Retained earnings			
Restated balance at 1 July 2019	227	(274 414)	79 137	2 149	2 200 776	30 699	2 038 574	
Total comprehensive income for the period	-	-	-	4 496	169 957	3 647	178 100	
Dividends paid	-	-	-	-	(96 437)	(1 258)	(97 695)	
Shares sold by the Cashbuild Trusts	-	1 266	-	-	-	-	1 266	
Recognition of share-based payments	-	-	8 984	-	-	-	8 984	
Balance at 29 December 2019	227	(273 148)	88 121	6 645	2 274 296	33 088	2 129 229	
Total comprehensive income for the period	-	-	-	17 727	97 414	5 311	120 452	
Dividends paid	-	-	-	-	(100 541)	-	(100 541)	
Shares purchased by the Cashbuild Trusts	-	(1 266)	-	-	-	-	(1 266)	
Recognition of share-based payments	-	-	7 141	-	-	-	7 141	
Balance at 28 June 2020	227	(274 414)	95 262	24 372	2 271 169	38 399	2 155 015	
Total comprehensive income for the period	-	-	-	(6 720)	361 932	(1 864)	353 348	
Shares purchased by Cashbuild SA for Forfeitable Share Plan	-	(13 591)	-	-	-	-	(13 591)	
Dividends paid	-	-	-	-	(62 367)	(1 980)	(64 347)	
Recognition of share-based payments	-	-	13 206	-	-	-	13 206	
Balance at 27 December 2020	227	(288 005)	108 468	17 652	2 570 734	34 555	2 443 631	

NOTES TO THE SUMMARY CONSOLIDATED INTERIM FINANCIAL INFORMATION