FORTRESS

REAL ESTATE INVESTMENTS



Powering Growth

Annual financial statements

for the year ended 30 June 2026

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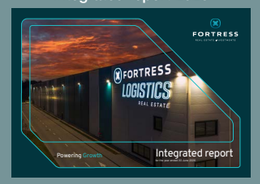
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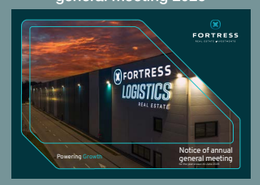
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Our full **FY2026 reporting suite**, and additional supplementary information, will be available on our website on 30 October 2026 at **www.fortressfund.co.za**

Integrated report 2026



Notice of annual general meeting 2026



Powering growth

Cover image

We connect businesses with real estate opportunities that drive growth. Our tenants are attracted to Zabrze Logistics Park for its modern design, state-of-the-art facilities, and exceptional operational standards. This Class A warehouse centre currently spans over 46 259m² and is strategically located in Zabrze, just under 5km from the A1 motorway and 11km from the junction of the A1 and A4 motorways, ensuring easy access and logistical efficiency for businesses of all sizes. An additional 15 074m² is currently under development, with a further 15 167m² available for development, bringing the total park size to 76 500m².



Directors' responsibility for the annual financial statements

for the year ended 30 June 2026

The directors are responsible for the preparation and fair presentation of the consolidated and separate annual financial statements of Fortress Real Estate Investments Limited (Fortress, the company or the group), comprising the statements of financial position at 30 June 2026, the statements of comprehensive income, the statements of cash flows and the statements of changes in equity for the year then ended, and the notes to the financial statements, which include a summary of material accounting policies and other explanatory notes, as well as the directors' and audit committee's reports, in accordance with IFRS® Accounting Standards, the Financial Pronouncements as issued by the Financial Reporting Standards Council and the South African Institute of Chartered Accountants (SAICA) Financial Reporting Guides as issued by the Accounting Practices Committee, the JSE Limited (JSE) Listings Requirements, the JSE Debt and Specialist Securities Listings Requirements and the Companies Act of South Africa, Act 71 of 2008, as amended (Companies Act).

The directors' responsibilities include: designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of these annual financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

The directors' responsibilities also include maintaining adequate accounting records and an effective system of risk management, as well as preparing the supplementary schedules included in these annual financial statements.

The directors have made an assessment of the group's and company's ability to continue as a going concern and there is no reason to believe that the businesses in the group will not continue as going concerns in the year ahead.

The auditor is responsible for reporting on whether the consolidated and separate financial statements are fairly presented in accordance with the applicable financial reporting framework.

The consolidated and separate annual financial statements were prepared under the supervision of Ian Vorster, the chief financial officer and financial director of the company, and were audited in compliance with section 30(2)(a) of the Companies Act.

Approval of the consolidated and separate annual financial statements

The consolidated and separate annual financial statements were approved by the board of directors (the board) on 3 September 2026 and signed on its behalf by:

Steven Brown
Chief executive officer and managing director (CEO)

Ian Vorster
Chief financial officer and financial director (CFO)

Chief executive officer's and financial director's responsibility statement

Compliance with paragraph 5.9 of the JSE Listings Requirements

Each of the directors, whose names are stated below, hereby confirm that:

- The annual financial statements set out on pages 14 to 89, fairly present in all material respects the financial position, financial performance and cash flows of Fortress in terms of IFRS® Accounting Standards;
- To the best of our knowledge and belief, no facts have been omitted or untrue statements made that would make the annual financial statements false or misleading;
- Internal financial controls have been put in place to ensure that material information relating to Fortress and its consolidated subsidiaries has been provided to effectively prepare the financial statements of Fortress;
- The internal financial controls are adequate and effective and can be relied upon in compiling the annual financial statements, and we have fulfilled our role and function as executive directors with primary responsibility for implementation and execution of controls;
- Where we are not satisfied, we have disclosed to the audit committee and the auditors any deficiencies in design and operational effectiveness of the internal financial controls and have taken steps to remedy the deficiencies; and
- We are not aware of any fraud involving directors.

Signed by the CEO and CFO

Steven Brown
CEO

Ian Vorster
CFO

Declaration by the company secretary

In terms of section 88(e) of the Companies Act, I certify that Fortress Real Estate Investments Limited has lodged with the Registrar of Companies all such returns as are required of a public company in terms of this Act and that all such returns are true, correct and up to date.

Tamlyn Stevens
Company secretary

3 September 2026

Directors' report

Introduction

Fortress is a real estate investment company with a portfolio of high-quality logistics and retail assets. We own a portfolio of logistics properties in South Africa and Central and Eastern Europe (CEE) valued at R25,5 billion and a portfolio of direct retail properties of R12,9 billion, all located in South Africa. We also have an in-house development team focused on rolling out our logistics pipeline in South Africa and CEE, which is currently in excess of R4,6 billion. In addition, we currently hold approximately R15,3 billion in NEPI Rockcastle N.V. (NEPI Rockcastle) shares, which provides exposure to a market-leading retail property portfolio in CEE. Combined, these direct and indirect holdings provide shareholders, through a listed and liquid Fortress share, with exposure to a portfolio of real estate assets in excess of R56 billion and paying semi-annual after-tax dividends.

The geopolitical events of 2026 precipitated a rise in global energy prices and interest rates. However, overall capital markets have positively positioned towards real estate, driven largely by the strong fundamentals, which are leading to better-than-expected growth. This positive sentiment in the capital markets allowed us to raise additional equity of R1,35 billion, which provides us with an appropriate mix of capital to fund our development pipeline, without the need to dispose of assets in an improving direct real estate market.

We have seen 6,4% like-for-like growth in our South African portfolio values and continued upward momentum in the direct market. The valuation uplift is the result of the better quality of our portfolio, after the redeployment of capital from the disposal of older assets into developments, expansions and acquisitions. Since 2019, we have disposed of assets with a total value of R11,6 billion and developed and acquired assets at an approximate cost of R17,5 billion. The net operating income (NOI) growth, on a like-for-like basis, of 7,3% and 8,4% in our core South African retail and South African logistics portfolios, respectively, is testament to the high-quality portfolio we now own, resulting from the execution of our recycling strategy and focus on assets with better future earnings growth.

For FY2026, our portfolio outperformed our expectations at the start of the year, with overall like-for-like NOI growth of 6,8%.

Nature of the business

Fortress is a real estate investment company with a focus on developing and letting premium-grade logistics real estate in South Africa and CEE, as well as growing our convenience and commuter-oriented retail portfolio. Fortress owns a direct property portfolio valued at R40,9 billion, which includes R25,5 billion of logistics real estate and R12,9 billion of retail real estate. Fortress holds, at the date of this report, a 14,4% interest in NEPI Rockcastle, the largest listed property company on the JSE, currently valued at R15,3 billion.

Distributable earnings and dividends declared

The strong first-half performance of FY2026 continued into the second half and our full-year distributable earnings were ahead of the R2 150 million guidance. Distributable earnings for FY2026 amounted to R2 234,4 million, which represents growth of 14,2% compared to FY2025.

The final dividend for 2H2026 amounts to 90,91 cents per share, which is 5,4% higher than the dividend for 2H2025. The total dividend per share for FY2026 amounted to 178,80 cents per share, 10,1% higher than the FY2025 dividend per share.

Fortress used distribution per share as its key performance measure for JSE trading statement purposes.

The following ordinary dividends were declared by the board during the year under review:

- A final dividend for 2H2025 of 86,29 cents per Fortress B ordinary (FFB) share was declared on 4 September 2025. The board further resolved to offer FFB shareholders an alternative to the cash dividend in the form of a dividend *in specie* of NEPI Rockcastle shares in respect of all or part of their FFB shares. On 21 October 2025, Fortress paid R121,1 million to the shareholders who elected the cash distribution and transferred 7 308 524 NEPI Rockcastle shares to the shareholders who elected the distribution *in specie*.
- An interim dividend for 1H2026 of 87,89 cents per FFB share was declared on 26 February 2026. The board further resolved to offer FFB shareholders an alternative to the cash dividend in the form of a capitalisation issue in respect of all or part of their FFB shares. On 7 April 2026, Fortress paid R937,7 million to the shareholders who elected the cash distribution and issued 6 086 068 FFB shares to the shareholders who elected the capitalisation issue.

Subsequent to year-end, on 3 September 2026, the board declared the full distributable earnings available for 2H2026 of R1 163,6 million as a dividend, which amounts to 90,91 cents per FFB share. Shareholders are provided with an option to elect a scrip dividend, settled in additional FFB shares, as an alternative to the cash dividend, at a price of R24,00 per share (the scrip offer). The scrip offer price was determined with reference to a long-dated volume-weighted average price and consideration of the current net asset value (NAV) (adjusted for the final dividend of 90,91 cents per share), less an appropriate discount. Further details will be communicated in due course.

Share capital

The total authorised number of Fortress A ordinary (FFA) shares is 830 019 693 and the total authorised number of FFB shares is 3 169 980 307. The total issued number of FFB shares is 1 224 336 457.

Details of the authorised share capital at 30 June 2026 are disclosed in note 10 to the financial statements.

Directors' report continued

Share issuances

In September 2025, Fortress issued 13 958 559 FFB shares to executive directors and staff in terms of the Conditional Share Plan (CSP) at a price of R22,20 per share.

In April 2026, Fortress issued 6 086 068 FFB shares to shareholders who elected the capitalisation issue at a price of R21,85 per share.

On 29 June 2026, the group launched an accelerated bookbuild offering of new FFB shares. The group successfully placed 55 670 104 FFB shares, under its general authority to issue shares for cash, equating to approximately 4,5% of the group's FFB shares in issue, at a placement price of R24,25 per FFB share and a total quantum of R1,35 billion. The shares were issued on 3 July 2026. Refer to note 8 to the financial statements.

Shareholder analysis

Shareholders with a beneficial interest of 5% or more in the issued share capital at 30 June 2026 are presented on pages 134 and 135.

Compliance statement

During the 2026 financial year, the directors ensured that Fortress was in compliance with the provisions of the Companies Act and operated in conformity with its memorandum of incorporation (MOI).

The directors are not aware of any legal or arbitration proceedings, which have commenced, are pending or have been threatened, which have a material impact on the results of the group.

Directorate

The directorate during the financial year consisted of:

Independent non-executive directors

- Hermanus (Herman) Bosman (chairman)
- Thavanesan (TC) Chetty
- Jonathon (Jon) Hillary
- Susan (Sue) Ludolph
- Nonhlanhla Mayisela
- Sharron (Venessa) Naidoo
- Edwin (Eddy) Oblowitz
- Caswell Rampheri

Executive directors

- Steven Brown (CEO)
- Sipho (Vuso) Majija (Director – retail portfolio)
- Ian Vorster (CFO)

Beneficial shareholding of directors and officers

The executive directors participate in the CSP. The beneficial shareholding of directors and officers can be found in note 30.1 to the financial statements.

Directors' interests in contracts

During the financial year, no contracts were entered into in which directors or officers of the group had an interest and which significantly affected the business of the group. The directors had no interest in any third party or company responsible for managing any of the business activities of the group, except to the extent that they are shareholders of Fortress, as disclosed in this report.

Directors' emoluments

Directors' emoluments are disclosed in note 30 to the financial statements.

Special resolutions

The following special resolutions were passed at the annual general meeting (AGM) of Fortress held on 1 December 2025:

- Approval of financial assistance to related or inter-related companies;
- Approval of financial assistance in terms of section 44 of the Companies Act;
- Approval of the repurchase of shares;
- Repurchase and cancellation of FFB shares from wholly-owned subsidiaries;
- Approval of non-executive directors' remuneration for the 12 months ending 31 December 2026; and
- Authorising directors to determine non-executive directors' additional special payments.

Events subsequent to the reporting date

Refer to note 26 for disclosure of subsequent events.

The consolidated and separate annual financial statements of the group were approved and signed by the CEO and CFO on 3 September 2026, having been duly authorised to do so by the board of directors.

Company secretary and registered office

Tamlyn Stevens CA(SA) is the company secretary. The address of the company secretary is that of the company's registered office. The company's registered office is at: Block C, Cullinan Place, Cullinan Close, Morningside, 2196.

Financial periods are defined as follows:

- *1H2026: Interim reporting period for the six months ended 31 December 2025;*
- *2H2026: Final reporting period for the six months ended 30 June 2026;*
- *1H2025: Interim reporting period for the six months ended 31 December 2024;*
- *2H2025: Final reporting period for the six months ended 30 June 2025;*
- *FY2014: Financial year ended 30 June 2014;*
- *FY2020 to FY2026: Financial year ended 30 June for the respective years; and*
- *FY2027: Financial year ending 30 June 2027.*

Financial metric terms are defined as follows:

- *NAV/TNAV: Net asset value/tangible net asset value;*
- *SA REIT FFO: SA REIT funds from operations; and*
- *LTV: Loan-to-value.*

Audit committee report

Members

Sue Ludolph (chairperson)
Eddy Oblowitz
Jon Hillary
Venessa Naidoo

Number of meetings: six (including two joint meetings with the property and investment committee).

Function and composition of the audit committee

The primary role of the audit committee is to ensure the integrity of the group's financial reporting and the audit processes. This entails overseeing the company's relationships with the external and internal auditors. The audit committee is responsible for ensuring that appropriate financial reporting procedures are established and operating, that adequate systems and internal control processes are designed and implemented, that financial reports and statements are accurate and in compliance with all applicable legal requirements and accounting standards, and that there is compliance with good governance practices.

The role of the audit committee has been codified in the audit committee charter, which the board has approved. This charter is aligned with the requirements of the King IV Report on Corporate Governance for South Africa, 2016 (King IV™) and the Companies Act. The King V Report on Corporate Governance for South Africa, 2025 (King V™) was released by the Institute of Directors South Africa and the King Committee of South Africa on 31 October 2025. It supersedes King IV and takes effect for financial years beginning on or after 1 January 2026. Although the group has not early adopted King V, it is finalising the process to update the board and sub-committee charters to ensure alignment with its requirements. The group has, however, assessed its current governance practices against the principles of King V and there is nothing of significance that we are aware of that requires change.

The audit committee comprises Sue Ludolph (chairperson) (appointed 3 December 2018), Eddy Oblowitz (appointed 2 May 2023), Jon Hillary (appointed 1 December 2023) and Venessa Naidoo (appointed 20 March 2025), all of whom are chartered accountants and independent non-executive directors. The CEO and CFO attend all meetings of the audit committee as standing invitees.

The audit committee members have unlimited access to all information, documents and employees in the discharge of their duties, as well as to any external advisory or consulting services they may require. The external and internal auditors have direct access to the audit committee, including closed sessions without management, on any matter that they regard as relevant to the fulfilment of the audit committee's responsibilities. The audit committee chairperson has regular and direct contact with the management team to discuss relevant matters.

The board, in consultation with the audit committee chairperson, makes appointments to the audit committee to fill vacancies. Members of the audit committee are subject to re-election by shareholders at each AGM. On an annual basis, the audit committee undertakes a self-evaluation exercise and is subject to a formal board assessment, at both the collective committee and individual levels, to assess whether the committee and its members are fulfilling their responsibilities in terms of the charter. The board determined that the audit committee members have the necessary skills and experience to contribute meaningfully to the audit committee's deliberations. In addition, the audit committee has the requisite experience in accounting, financial management and reporting.

In fulfilling its responsibility of ensuring the integrity of all financial information reported to stakeholders, the audit committee reviewed the accounting principles, policies and practices adopted in the preparation of such financial information and examined documentation relating to the annual financial statements and annual results report. The audit committee further reviewed the clarity of disclosures in the annual financial statements, and the basis for significant estimates and judgements.

It is the function of the audit committee to review and make recommendations to the board regarding interim financial results, annual financial statements, the integrated report and any other public announcements of the group's financial results prior to approval by the board.

External audit

A key factor that may impair the auditor's independence is the provision of non-audit services by the external auditor.

In essence, an external auditor's independence is deemed to be impaired if the auditor provides a service which:

- Results in auditing of own work by the auditor;
- Causes the auditor to act as a manager or employee of the group;
- Places the auditor in the role of advocate for the group; or
- Creates a mutuality of interest between the auditor and the group.

The audit committee addresses this issue through three primary measures, namely:

- The prohibition of specifically identified services;
- Prior approval by the audit committee of non-audit services; and
- Disclosure of the extent and nature of non-audit services.

Other safeguards encapsulated in the auditor's appointment include:

- The requirement for the external auditor to assess periodically, in its professional judgement, whether it is independent of the group;
- The review and confirmation by the audit committee that the scope of the auditor's work is sufficiently detailed and clear, and that the auditor is fairly remunerated; and
- The primary responsibility of the audit committee for making recommendations to the board on the appointment, reappointment and removal of the external auditor.

The audit committee reviews audit plans for external audits and the outcome of the work performed by the external auditor in executing these plans, and further ensures that items identified for action are pursued or implemented. The external auditor reports annually to the audit committee to confirm that it is and has remained independent from the group during the financial year.

Audit committee report continued

Activities of the committee during the past year

Managing liquidity and gearing while focusing on shareholder returns

The reintroduction of regular dividend flows by Fortress in March 2024 signalled a return to its stated business rationale as a real estate company in the South African context and has been welcomed by the market. In line with Fortress' stated strategy of focusing on total shareholder returns, Fortress offered a scrip alternative in both its September 2025 and March 2026 dividend cycles. An *in specie* dividend in the form of NEPI Rockcastle shares and a capitalisation issue of FFB shares were offered as cash alternatives in September 2025 and March 2026, respectively. These innovative alternatives have provided enhanced liquidity for the group while ensuring that the shareholders have received meaningful risk-adjusted returns.

The audit committee is pleased with the compounding effects that these innovative alternatives to cash dividends and the successful accelerated bookbuild undertaken by Fortress on 29 June 2026 have had on the gearing and liquidity position of the group. This success is illustrated by an LTV ratio as at 30 June 2026 of 34,0% (30 June 2025: 39,1%). The strong liquidity position, coupled with moderate gearing levels, enables Fortress to continue to capitalise on market opportunities both locally and abroad, thereby driving total shareholder return.

The committee's ongoing advisory role in this regard remains that of safeguarding the company's financial health and ensuring that all future strategies are weighed against their potential impact on gearing, liquidity and overall financial stability.

Tax compliance and efficiency as a REIC

Fortress successfully transitioned from a REIT to a real estate investment company (REIC) in February 2023. As a REIC, Fortress does not pass a taxable dividend to its shareholders, and in turn does not qualify for a tax deduction of the dividend it declares, as would be the case for a REIT. As a result, the audit committee provided, and continues to provide, oversight and guidance ensuring that the company's tax affairs are managed in the most efficient manner. Tax governance and its disclosure will remain a priority of the audit committee in the coming years.

Information technology systems and cybersecurity

The audit committee provides oversight in ensuring that key areas of the Fortress information technology (IT) environment, which includes security of information and business continuity, remain focus areas with adequate and appropriate measures and controls in place. The committee has a watching brief over Fortress' IT department, as the company continues its journey to a purpose-built internal property and utilities management system (FortTech). IT remains an ongoing priority for both the audit and risk committees, given the extent of its reach and subsequent reliance on same.

Execution of the functions of the audit committee

The audit committee operates in accordance with the specific statutory duties imposed by the Companies Act, the JSE Listings Requirements, the JSE Debt and Specialist Securities Listings Requirements and in accordance with the audit committee charter, which incorporates the principles contained in King IV and the duties specifically delegated by the company's board of directors. The audit committee confirms that it has executed the responsibilities set out in paragraph 5.7(h) of the JSE Listings Requirements.

External audit

KPMG Inc. (KPMG) has completed its fourth year of performing the external audit following its appointment in August 2022. The audit committee is satisfied as to the suitability of KPMG (director: Roxanne Solomon), based on the information provided in terms of paragraph 5.7(h)(iii) of the JSE Listings Requirements and paragraph 7.3(e)(iii) of the JSE Debt and Specialist Securities Listings Requirements. The audit committee is satisfied that the external auditor is independent of the group. The audit committee noted KPMG's firm prohibition on providing non-audit-related services to listed audit clients in respect of FY2026, and will consider its policy in respect of future periods given KPMG's revised policy to apply the Independent Ethics Standards Board for Accountants independence rules. Furthermore, after obtaining confirmation and reviewing the audit committee report from the external auditor, which includes information on all its relationships with the group that might reasonably have a bearing on the external auditor's independence and the audit engagement partner's objectivity and the related safeguards and procedures, the audit committee concluded that the external auditor's independence was not impaired.

The audit committee confirms that it tabled the appointment of KPMG as the external auditor and Roxanne Solomon as the designated audit partner at the AGM held on 1 December 2025. This resolution was approved. The audit committee will table the reappointment of KPMG and Roxanne Solomon (as designated partner) at the AGM to be held in December 2026.

The audit committee approved the external auditor's terms of engagement, scope of work and the annual fee, and noted the applicable levels of materiality applied by the external auditor in the conduct of the annual audit.

Based on written reports submitted by the external auditor, the audit committee reviewed the findings of the auditor's work and confirmed that all significant matters had been satisfactorily addressed.

Internal audit

Fortress engaged BDO South Africa (BDO) to review controls over specific key areas within the group's outsourced property management functions. The areas tested are rotated each year in accordance with a risk assessment process and a rolling three-year plan that is reviewed and approved annually by the audit committee. Areas of focus in FY2026 included:

- The controls associated with managing trust monies and the reconciliation of trust accounts;
- The controls associated with payment of expenses by the property managers; and
- Payment and recovery of utilities.

BDO's report to the audit committee indicated that the controls tested by internal audit are effective and operating as intended.

The IT general and security controls at both the group's head office operations and its outsourced property managers were tested by Decode Systems & Technologies (Decode) for the third consecutive year. The findings were at an acceptable risk level, with marked improvement over certain 2025 findings. However, given the fast-moving nature of the IT environment, Decode identified new vulnerabilities, which have been noted as areas of focus for FY2027.

Internal controls

The audit committee considered the internal auditor's assessment of the design, implementation and effectiveness of the internal controls. Based on the results of this assessment, as well as information and explanations given by management and discussions with the external auditor on the results of its audit, the audit committee is of the opinion that the group's system of internal financial controls and procedures is effective and forms a sound basis for the preparation of reliable consolidated and separate annual financial statements. No findings came to the attention of the audit committee to indicate that any material breakdown in internal controls occurred during FY2026.

Finance function review

The audit committee considered and is satisfied with the overall appropriateness of the finance function's resources, experience and expertise, as well as the experience and expertise of the CFO who is responsible for the finance function. The audit committee ensured that appropriate financial reporting procedures have been established and are operating as intended.

Combined assurance

In conjunction with the risk committee, the audit committee monitors the combined assurance model of risk management, which involves management, internal and external audit, and the board and its various committees in identifying, mitigating and monitoring key risks.

Annual financial statements and accounting policies

The external auditor, audit committee, the CEO and the CFO have considered the accounting treatments and judgements, as well as the accounting policies applied in preparing the annual financial statements. In addition, the audit committee has received the external auditor's report and has considered the key audit matters included therein, together with the audit procedures performed by the external auditor to address the matters. The audit committee is satisfied that the key audit matter has been appropriately addressed by the external auditor.

Annual property valuations

Fortress elects to have its entire portfolio externally valued by independent registered valuers annually. The audit committee, in conjunction with the property and investment committee, performed an annual review of the panel of independent valuers and the biannual review of the group's standing property portfolio and development pipeline values. The two committees jointly:

- Review the annual investment property valuations performed by the independent valuers;
- Consider the appropriateness of the valuation methodology and the absolute outcome arrived at;
- Review the consequential fair value adjustment; and
- Assess the property under development for any impairments to the extent impairment indicators exist.

JSE proactive monitoring

The JSE publishes an annual report on the findings of its process of monitoring financial statements of selected listed companies for compliance with IFRS® Accounting Standards. As is required by the JSE, the audit committee considered those findings in its review of the group's FY2026 interim and annual financial statements and has accordingly made appropriate amendments to its accounting treatments and disclosures where necessary.

SA REIT Best Practice Recommendations

While Fortress is a REIC, it remains a member of the SA REIT association and has adopted the reporting requirements of the second edition of the SA REIT Best Practice Recommendations (SA REIT BPR) with effect from FY2021. These disclosures are presented as an annexure to the annual financial statements. SA REIT BPR includes the industry standard definition of key concepts such as LTV and cost ratios, and funds from operations (FFO). The audit committee remains of the opinion that these disclosures in the annual financial statements continue to be relevant to the Fortress investor community. While these disclosures do not form part of the annual financial statements, KPMG has provided a *reasonable assurance engagement* report thereon.

Focus of the audit committee for the coming year

In FY2027, the audit committee will continue to review the policies and procedures that the group and company have in place to ensure compliance with the JSE Listings Requirements, the JSE Debt and Specialist Securities Listings Requirements, the relevant jurisdictional Companies Acts, IFRS® Accounting Standards and relevant jurisdictional tax legislation.

In our South African and CEE regions, the audit committee will continue to prioritise:

- The adoption of King V as it pertains to the committee governance and functioning;
- The adoption of the SA REIT Best Practice Third Edition;
- Gearing and liquidity linked to capital allocation;
- Tax compliance and efficiency; and
- IT systems and cybersecurity.



Sue Ludolph
Chairperson of the audit committee

3 September 2026

Independent auditor's report

To the shareholders of Fortress Real Estate Investments Limited

Report on the audit of the consolidated and separate financial statements

Opinion

We have audited the consolidated and separate financial statements of Fortress Real Estate Investments Limited (the group and company) set out on pages 14 to 89, which comprise the statements of financial position at 30 June 2026, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the year then ended, and notes to the consolidated and separate financial statements, including material accounting policy information.

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Fortress Real Estate Investments Limited at 30 June 2026, and its consolidated and separate financial performance and consolidated and separate cash flows for the year then ended in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and the requirements of the Companies Act of South Africa, Act 71 of 2008.

Basis for opinion

We conducted our audit in accordance with the International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated and separate financial statements* section of our report. We are independent of the group and company in accordance with the Independent Regulatory Board for Auditors' Code of *Professional Conduct for Registered Auditors* (IRBA Code), as applicable to audits of financial statements of public interest entities, and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards).* We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

In terms of the IRBA Rule on Enhanced Auditor Reporting for the Audit of Financial Statements of Public Interest Entities, published in Government Gazette Number 49309 dated 15 September 2023 (EAR Rule), we report:

Final Materiality

The scope of our audit was influenced by our application of materiality. We set quantitative thresholds and overlay qualitative considerations to help us determine the scope of our audit and the nature, timing and extent of our procedures, and in evaluating the effect of misstatements, both individually and in the aggregate, on the financial statements as a whole.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

Overall materiality	**Group:** R450 million based on 0,68% of Total Assets	**Company:** R366 million based on 0,68% of Total Assets
Rationale for benchmark applied	We selected total assets as the most appropriate benchmark for the group and company, because in our view, it is the metric which best reflects the focus of the users of the consolidated and separate financial statements within the property industry. While the company itself does not hold any investment properties, it holds the investments in the group subsidiaries which derive their value through investing in investment properties and investment property companies. We applied 0,68% (rounded) for group and 0,68% (rounded) for company based on our professional judgement after consideration of the qualitative factors that affect the group and company.	

Group Audit Scope

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the group, the accounting processes and controls, and the industry in which the group operates.

We performed risk assessment procedures to determine which of the group's components are likely to include risks of material misstatement to the group financial statements and which further audit procedures to perform at these components to address those risks. Our judgement included assessing the size of the components, nature of assets, liabilities and transactions within the components as well as specific risks.

In total, we identified 54 components of which 52 are inconsequential. We identified 2 components at which further audit procedures were performed on the entire financial information of the component, either because audit evidence needed to be obtained on all or a significant proportion of the component's financial information, or that component represents a pervasive risk of material misstatement to the consolidated financial statements.

We also performed an analysis at an aggregated group level on the remaining financial information and have determined that there is a less than reasonable possibility of a material misstatement in the remaining financial information not subject to further audit procedures.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined that there are no key audit matters to communicate in respect of the separate financial statements.

In terms of the EAR Rule, we are required to report the outcome of audit procedures or key observations with respect to the key audit matters, and these are included below.

Valuation of investment property

- Note 1.2: Accounting Policies – Investment Property
- Note 2.3: Financial risk management – Market risk
- Note 3: Investment property, straight-lining of rental revenue adjustment, investment property under development and investment property held for sale
- Note 27.5: Fair value hierarchy financial instruments and investment property and
- Note 28.1: Accounting estimates and judgements – Investment Property.

Key audit matter	How the matter was addressed in our audit
Group's Investment property (including investment property classified as held for sale) represents 58% of the group's total assets and is considered quantitatively and qualitatively significant. This investment property portfolio consists of logistics, retail, industrial, office and residential segments within South Africa, Poland and Romania. Investment property is measured at fair value in accordance with IAS 40: *Investment Property* (IAS 40) and IFRS 13: *Fair Value Measurement* (IFRS 13). The unobservable assumptions with the most significant impact on the valuations include discount rates, equivalent yield and exit capitalisation rates.	Our response to the key audit matter included performing the following audit procedures: • We assessed the professional competence, capabilities, objectivity and independence of the group's external independent valuers with reference to their qualifications and experience. We inquired with the external independent valuers the scope of their work with the group and reviewed their terms of engagement to determine whether there were any matters that affected their independence and objectivity or imposed scope limitations upon them. • For a sample of investment properties, our internal valuation specialists assessed the appropriateness of the external independent valuers' processes and methodologies adopted. Our specialists also assessed the reasonableness of significant valuation assumptions and judgements applied, including the discount rates and exit capitalisation rates, by comparing them to industry benchmarks and available market evidence.

Independent auditor's report continued

Valuation of investment property continued

Key audit matter	How the matter was addressed in our audit
The other unobservable inputs into these valuations include the estimated market rentals at the end of the existing leases, vacancy periods, expected market rental growth, property operating expense growth, occupancy rates, maintenance costs as well as the capital costs such as new tenant fit-outs and agency commission fees. It is the policy of the group to obtain external valuations for all investment properties at the end of each financial reporting period. Investment property is classified as level 3 instruments in terms of IFRS 13. The revaluation of these properties to their fair market value is considered to be a key audit matter due to the number of investment properties held and the degree of subjectivity and judgement involved in the determination of these fair values.	• We assessed and challenged the assumptions used by the external independent valuers, and the information provided to the external independent valuers by management, to value the properties by performing the following: – As part of our retrospective review, we assessed the reasonability of the group's budgeting process by comparing the year 1 cashflow forecast in the prior year, to the actual cashflows in the current year. We investigated significant discrepancies noted. – We assessed the year-on-year cash flow assumptions prepared by management, by comparing it to market and other supporting information. We investigated significant discrepancies and unusual movements identified. – We assessed reasonability of the discount rates, equivalent yield and exit capitalisation rates used by the group's external independent valuers by comparing the rates used to market information. • We critically assessed significant changes in property valuations from prior year to current year by assessing the valuation inputs used in the current year. • We have evaluated whether the disclosures in the financial statements are appropriate and in accordance with IAS 40 and IFRS 13. The results of our procedures were satisfactory, and we considered the valuation of Investment property to be acceptable.

Other information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Fortress Real Estate Investments Limited Annual Financial Statements for the year ended 30 June 2026", which includes the Directors' Report, the Audit Committee Report and the Declaration by the Company Secretary as required by the Companies Act of South Africa, and SA REIT Best Practice disclosure and Management accounts. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the consolidated and separate financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon. We have performed assurance engagements on the *pro forma* financial information (SA REIT Best Practice disclosure and Management accounts) that forms part of the other information and provided separate assurance opinions thereon that is included within the other information.

In connection with our audit of the consolidated and separate financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated and separate financial statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and the requirements of the Companies Act, No 71 of 2008 of South Africa , and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors are responsible for assessing the group and company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the group and company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated and separate financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the group's and company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group and company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence, regarding the financial information of the entities or business units within the group, as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

Audit tenure

In terms of the IRBA Rule published in Government Gazette Number 39475 dated 4 December 2015, we report that KPMG Inc. has been the auditor of Fortress Real Estate Investments Limited for 4 years.

KPMG Inc.

KPMG Inc.
Per RL Solomon
Chartered Accountant (SA)
Registered Auditor
Director

3 September 2026

Statements of financial position

at 30 June 2026

	Note	GROUP 2026 R'000	GROUP 2025 R'000	COMPANY 2026 R'000	COMPANY 2025 R'000
Assets					
Non-current assets		**56 963 431**	53 242 250	**51 245 659**	47 188 554
Investment property	3	**38 353 645**	34 907 386		
Straight-lining of rental revenue adjustment	3	**949 766**	812 293		
Investment property under development	3	**1 719 525**	1 759 162		
Property		**25 326**	24 422		
Investment in and loan to associate	4	**945 765**	873 361		
Investment in listed equity	5	**14 966 915**	14 614 099		
Amounts owing by group companies	6			**12 176 205**	9 792 168
Deferred tax	12	**2 489**	251 527	**–**	–
Interest in subsidiaries	6			**39 069 454**	37 396 386
Current assets		**8 749 350**	6 474 358	**2 231 750**	2 368 890
Trade and other receivables	7	**1 415 480**	1 222 301	**6 084**	4 630
Income tax receivable				**317**	1 180
Amounts owing by group companies	6			**875 349**	855 384
Other receivable – proceeds from FFB accelerated bookbuild	8	**1 350 000**	–	**1 350 000**	–
Cash and cash equivalents	9	**5 983 870**	5 252 057	**–**	1 507 696
Non-current assets held for sale		**276 608**	145 033	**–**	–
Investment property and investment property under development held for sale	3	**265 771**	144 515		
Straight-lining of rental revenue adjustment	3	**10 837**	518		
Total assets		**65 989 389**	59 861 641	**53 477 409**	49 557 444
Equity and liabilities					
Total equity attributable to equity holders		**34 584 322**	30 430 774	**29 306 397**	27 438 377
Stated capital	10.1	**38 459 856**	36 679 018	**39 047 792**	37 266 954
Currency translation reserve		**212 192**	541 463		
Reserves		**(4 087 726)**	(6 789 707)	**(9 741 395)**	(9 828 577)
Non-controlling interests		**244 429**	191 250		
Total equity		**34 828 751**	30 622 024	**29 306 397**	27 438 377
Total liabilities		**31 160 638**	29 239 617	**24 171 012**	22 119 067
Non-current liabilities		**22 887 387**	24 660 290	**18 878 381**	17 991 602
Amounts owing to group companies	6			**9 393 068**	8 384 491
Interest-bearing borrowings	11	**20 675 269**	23 172 720	**9 485 313**	9 607 111
Deferred tax	12	**2 212 118**	1 487 570		
Current liabilities		**8 273 251**	4 579 327	**5 292 631**	4 127 465
Trade and other payables	13	**1 674 374**	1 488 926	**11 865**	1 046
Income tax payable		**150 430**	78 525		
Amounts owing to group companies	6			**3 194 194**	2 728 461
Interest-bearing borrowings	11	**6 448 447**	3 011 876	**2 086 572**	1 397 958
Total equity and liabilities		**65 989 389**	59 861 641	**53 477 409**	49 557 444

Statements of comprehensive income

for the year ended 30 June 2026

	Note	GROUP 2026 R'000	GROUP 2025 R'000	COMPANY 2026 R'000	COMPANY 2025 R'000
Recoveries and contractual rental revenue	14	**4 908 023**	4 620 466		
Straight-lining of rental revenue adjustment	3	**164 072**	195 737		
Revenue from direct property operations		**5 072 095**	4 816 203	**–**	–
Revenue from investment	5	**1 168 879**	1 199 403		
Total revenue		**6 240 974**	6 015 606	**–**	–
Fair value gain on investment property, investment and derivative financial instruments		**3 660 070**	212 862	**–**	–
Fair value gain on investment property	3.1	**2 396 622**	1 791 041		
Adjustment resulting from straight-lining of rental revenue	3	**(164 072)**	(195 737)		
Fair value gain/(loss) on investment	5	**1 196 705**	(1 039 726)		
Fair value gain/(loss) on derivative financial instruments	15	**230 815**	(342 716)		
Property operating expenses	16	**(1 962 292)**	(1 906 277)		
Administrative expenses	17	**(285 441)**	(263 546)	**(14 782)**	(16 484)
IFRS 2: *Share-based Payment* – employee incentive scheme	22	**(139 613)**	(103 892)		
Reversal of impairment of investment in associate	4	**–**	1 388 641		
Reclassification of foreign currency translation reserve on deemed disposal of associate		**–**	313 553		
Reversal of impairment of investment in subsidiary	18			**2 288 296**	1 940 781
Foreign exchange gain/(loss)		**168 610**	(197 462)		
Income from associate		**133 244**	116 763	**–**	–
– Distributable		**65 869**	63 531		
– Non-distributable		**67 375**	53 232		
Profit before net finance costs		**7 815 552**	5 576 248	**2 273 514**	1 924 297
Net finance costs		**(1 527 374)**	(1 776 776)	**21 097**	16 590
Finance income		**233 581**	106 426	**922 928**	1 040 056
– Interest received		**233 581**	106 426	**922 928**	1 040 056
Finance costs		**(1 760 955)**	(1 883 202)	**(901 831)**	(1 023 466)
– Interest on borrowings		**(1 803 410)**	(1 931 797)	**(901 831)**	(1 023 466)
– Capitalised interest	3	**42 455**	48 595		
Profit before income tax	19.1	**6 288 178**	3 799 472	**2 294 611**	1 940 887
Income tax	20	**(1 136 244)**	(1 127 048)	**(7 070)**	(11 295)
Profit for the year		**5 151 934**	2 672 424	**2 287 541**	1 929 592

Statements of comprehensive income continued

for the year ended 30 June 2026

	Note	GROUP 2026 R'000	GROUP 2025 R'000	COMPANY 2026 R'000	COMPANY 2025 R'000
Other comprehensive income net of tax					
Items that may subsequently be reclassified to profit or loss:					
Exchange (loss)/gain on translation of associates and subsidiaries		**(329 271)**	223 935		
Total comprehensive income for the year		**4 822 663**	2 896 359	**2 287 541**	1 929 592
Profit/(loss) for the year attributable to:					
Equity holders of the company		**5 072 607**	2 676 257		
Non-controlling interests		**79 327**	(3 833)		
		5 151 934	2 672 424	**–**	–
Total comprehensive income/(loss) for the year attributable to:					
Equity holders of the company		**4 743 336**	2 900 192		
Non-controlling interests		**79 327**	(3 833)		
		4 822 663	2 896 359	**–**	–
Basic earnings per FFB share (cents)	19.3	**417,04**	222,87		
Diluted earnings per FFB share (cents)	19.3	**415,10**	221,44		

Statements of cash flows

for the year ended 30 June 2026

	Note	GROUP 2026 R'000	GROUP 2025 R'000	COMPANY 2026 R'000	COMPANY 2025 R'000
Operating activities					
Cash generated from/(utilised in) operations	21.1	**4 025 115**	3 763 058	**(16 975)**	(21 385)
Interest received		**233 581**	106 426	**922 928**	1 040 056
Interest on borrowings (excluding capitalised interest)	21.2	**(1 880 990)**	(1 734 893)	**(938 943)**	(880 396)
Dividends paid	21.7	**(1 089 375)**	(293 271)	**(1 058 930)**	(288 924)
Income tax paid	21.3	**(62 491)**	(85 918)	**(6 207)**	(10 817)
Cash inflow/(outflow) from operating activities		**1 225 840**	1 755 402	**(1 098 127)**	(161 466)
Investing activities					
Development and improvement of investment property		**(1 217 511)**	(1 315 383)		
Capitalised interest paid on development of investment property		**(42 455)**	(48 595)		
Acquisition of investment property		**(1 252 071)**	(925 019)		
Proceeds from disposal of investment property		**425 879**	1 453 446		
Loan to associate repaid		**60 841**	48 130		
Cash inflow from currency derivatives		**63 131**	35 883		
Cash inflow from interest rate derivatives		**13 187**	13 174		
Cash outflow from equity collar derivatives		**(24 784)**	(112 967)		
(Acquisition of investment)/return of capital		**(164 778)**	(1 916 115)	**615 228**	(150 459)
Loans to group companies (advanced)/repaid	21.4			**(2 404 002)**	2 483 375
Cash (outflow)/inflow from investing activities		**(2 138 561)**	(2 767 446)	**(1 788 774)**	2 332 916
Financing activities					
Interest-bearing borrowings raised and drawn	21.5	**7 573 024**	9 850 697	**2 722 434**	1 792 470
Interest-bearing borrowings repaid	21.5	**(5 928 244)**	(5 774 833)	**(2 118 506)**	(2 482 244)
FFB shares issued – CSP Award Shares				**309 880**	
Share issue costs		**(246)**	(190)	**(246)**	(190)
Loans from group companies advanced	21.6			**465 643**	26 210
Cash inflow/(outflow) from financing activities		**1 644 534**	4 075 674	**1 379 205**	(663 754)
Increase/(decrease) in cash and cash equivalents		**731 813**	3 063 630	**(1 507 696)**	1 507 696
Cash and cash equivalents at the beginning of the year		**5 252 057**	2 188 427	**1 507 696**	–
Cash and cash equivalents at the end of the year		**5 983 870**	5 252 057	**–**	1 507 696
Cash and cash equivalents consist of:					
Current accounts and call deposits	9	**5 886 754**	5 190 581	**–**	1 507 696
Restricted cash[#]	9	**97 116**	61 476		
		5 983 870	5 252 057	**–**	1 507 696

[#] *Relates to debt service reserve accounts and tenant deposits that are subject to European debt facility agreements.*

Statements of changes in equity

for the year ended 30 June 2026

	Stated capital R'000	Currency translation reserve R'000	Reserves R'000	Equity attributable to equity holders R'000	Non-controlling interests R'000	Total equity R'000
GROUP						
Balance at 30 June 2024	36 679 208	631 081	(7 444 482)	29 865 807	199 430	30 065 237
Profit/(loss) for the year			2 676 257	2 676 257	(3 833)	2 672 424
IFRS 2: *Share-based Payment* – employee incentive scheme	(190)		103 892	103 702		103 702
Reclassification of foreign currency translation reserve on deemed disposal of associate		(313 553)		(313 553)		(313 553)
Exchange gain on translation of associate and subsidiaries		223 935		223 935		223 935
Dividends paid			(2 125 374)	(2 125 374)	(4 347)	(2 129 721)
Balance at 30 June 2025	**36 679 018**	**541 463**	**(6 789 707)**	**30 430 774**	**191 250**	**30 622 024**
Profit for the year			**5 072 607**	**5 072 607**	**79 327**	**5 151 934**
FFB shares issued – CSP Award Shares	**309 634**		**(309 880)**	**(246)**		**(246)**
FFB capitalisation issue	**132 762**			**132 762**		**132 762**
FFB accelerated bookbuild – shares to be issued	**1 338 442**			**1 338 442**		**1 338 442**
IFRS 2: *Share-based Payment* – employee incentive scheme			**139 613**	**139 613**		**139 613**
Non-controlling interest in Fortress Logistics Park Bucharest 2 S.R.L.					**2 003**	**2 003**
Non-controlling interest in Tradecco Properties Proprietary Limited					**2 294**	**2 294**
Exchange loss on translation of subsidiaries		**(329 271)**		**(329 271)**		**(329 271)**
Dividends paid			**(2 200 359)**	**(2 200 359)**	**(30 445)**	**(2 230 804)**
Balance at 30 June 2026	**38 459 856**	**212 192**	**(4 087 726)**	**34 584 322**	**244 429**	**34 828 751**

	Stated capital R'000	Reserves R'000	Equity attributable to equity holders R'000
COMPANY			
Balance at 30 June 2024	37 267 144	(9 736 687)	27 530 457
Profit for the year		1 929 592	1 929 592
IFRS 2: *Share-based Payment* – employee incentive scheme	(190)	103 892	103 702
Dividends paid		(2 125 374)	(2 125 374)
Balance at 30 June 2025	**37 266 954**	**(9 828 577)**	**27 438 377**
Profit for the year		**2 287 541**	**2 287 541**
FFB shares issued – CSP Award Shares	**309 634**		**309 634**
FFB capitalisation issue	**132 762**		**132 762**
FFB accelerated bookbuild – shares to be issued	**1 338 442**		**1 338 442**
Dividends paid		**(2 200 359)**	**(2 200 359)**
Balance at 30 June 2026	**39 047 792**	**(9 741 395)**	**29 306 397**

Notes to the financial statements

for the year ended 30 June 2026

Reporting entity

Fortress Real Estate Investments Limited is a company domiciled in South Africa. The consolidated financial statements (financial statements) of the group for the year ended 30 June 2026 comprise the company, its subsidiaries, associate and The Fortress Share Purchase Trust (Trust) (together referred to as the group). The financial statements were authorised for issue by the directors on 3 September 2026.

Basis of preparation

Statement of compliance

The financial statements for the year ended 30 June 2026 have been prepared in accordance with IFRS® Accounting Standards, the Financial Pronouncements as issued by the Financial Reporting Standards Council and the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, the JSE Listings Requirements, the JSE Debt and Specialist Securities Listings Requirements and the Companies Act.

The accounting policies are consistent with those applied in prior periods, unless otherwise indicated.

This report was compiled under the supervision of Ian Vorster CA(SA), the CFO and financial director of the company. These financial statements have been audited in compliance with all applicable requirements of the Act.

Basis of measurement

The consolidated and separate financial statements are prepared on the historical cost basis, except for investment property, property, derivative financial instruments and financial instruments at fair value through profit or loss, which are measured at fair value.

Functional and presentation currency

The financial statements are presented in Rand, which is also the functional currency of the parent of the group, rounded to the nearest thousand (R'000) unless otherwise indicated.

Use of estimates and judgements

The preparation of the financial statements in conformity with IFRS® Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or the period of the revision and future periods if the revision affects both current and future periods. Judgements made by management in the application of IFRS® Accounting Standards that have a significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are set out in note 28.

1. Accounting policies

The material accounting policies adopted in the preparation of the financial statements are set out as follows. The accounting policies are consistent with those applied in prior periods, with the exception of new and revised standards which became effective during the year, and unless specifically stated.

1.1 Basis of consolidation

Business combinations

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the group, liabilities incurred by the group to the former owners of the acquiree and the equity interest issued by the group in exchange for control of the acquiree.

Subsidiaries

The financial statements incorporate the financial statements of the company and entities controlled by the company and its subsidiaries. The company reassesses whether or not it controls an investee if the facts and circumstances indicate that there are changes to one or more of the three elements of control.

The company considers all relevant facts and circumstances in assessing whether or not the company controls an investee, including:

- Power over the investee, the ability to direct the activities that affect the returns of the investee, as well as the company's voting rights stemming from its shares held in the investee;
- Exposure to variable returns from the involvement with the investee; and
- The ability to use its power over the investee to affect the returns to the company.

The financial statements incorporate the assets, liabilities, operating results and cash flows of the company and its subsidiaries. The results of subsidiaries acquired or disposed of during the year are included from the effective dates of acquisition and up to the effective dates of disposal.

The accounting policies of the subsidiaries are consistent with those of the holding company.

In the company's separate financial statements, investments in subsidiaries are stated at cost less accumulated impairment losses.

Any impairment or reversal of a previously recognised impairment of investments in subsidiaries is directly correlated to changes in the underlying NAV of the respective subsidiaries held by the company. The recoverable amount of these subsidiaries fluctuates depending on the distribution of assets and fair value of asset movements which are revalued annually.

Notes to the financial statements continued

for the year ended 30 June 2026

Investment in associate

An associate is an entity over which the group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but does not have control or joint control over these policies.

The results and assets and liabilities of the associate are incorporated into these financial statements using the equity method of accounting from the date on which the investee becomes an associate. Under the equity method, an investment in an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the group's share of the profit or loss and other comprehensive income of the associate. When the group's share of losses of an associate exceeds the group's interest in that associate, the group discontinues recognising its share of further losses.

On acquisition of the investment in an associate, any excess of the cost of the investment over the group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The group discontinues the use of the equity method from the date when the investment ceases to be an associate, or when the investment is classified as held for sale. The group tests the investment in the associate for impairment when there is an indicator of impairment.

Transactions eliminated on consolidation

Intragroup balances and any unrealised gains and losses arising from intragroup transactions are eliminated in preparing the financial statements.

1.2 Investment property

Investment property

Investment properties include land and buildings, undeveloped land and land under development held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business or for administration purposes.

The cost of investment property comprises the purchase price and directly attributable expenditure. Subsequent expenditure relating to investment property is capitalised when it is probable that there will be future economic benefits from the use of the asset. All other subsequent expenditure is recognised as an expense in the period in which it is incurred.

After initial recognition, investment properties are measured at fair value. Other than investment property under development, fair values are determined annually by external professional valuers with appropriate and recognised professional qualifications and recent experience in the location and category of property being valued. Valuations are done on the open market value basis and the valuers use either the discounted cash flow, hardcore/layer method, comparable sales methods or a combination of these methods. Gains or losses arising from changes in the fair values are included in profit or loss for the period in which they arise. Straight-lining of rental revenue is included as part of the value of investment property and is separately disclosed. Immediately prior to disposal of investment property, the investment property is revalued to the net sales proceeds and such revaluation is recognised in profit or loss during the period in which it occurs.

When investment property is acquired, the group performs an assessment to determine whether the acquired assets and associated liabilities meet the definition of a business included in IFRS 3 Appendix B. In performing this assessment, consideration is given to the existence of inputs and processes applied to those inputs in order to create outputs. The property itself is considered to be the input, with the ability to earn rental revenue identified as the output. The existence of processes that are applied to the input is an area of judgement that is considered with each individual acquisition. When identifying the existence of a process, the group considers the nature of the activities and the specific knowledge or skill involved in the application of these activities. Should a substantive process be identified, the acquisition is accounted for as a business combination in terms of IFRS 3: *Business Combinations*. All other acquisitions are accounted for as asset purchases in terms of IAS 40: *Investment Property*.

Investment property is maintained, upgraded and refurbished, where necessary, in order to preserve and/or to improve the capital value. Maintenance and repairs, which neither materially add value to the properties nor prolong their useful lives, are charged to profit or loss.

When the group redevelops an existing investment property for continued future use as investment property, the property remains classified as investment property, apart from the portion that is being redeveloped. The existing part of the investment property is not reclassified as investment property under development during the redevelopment.

Investment property under development

Property that is being constructed, developed or redeveloped for future use as investment property is classified as investment property under development until construction or development is complete, at which time it is reclassified and subsequently accounted for as investment property. The fair value of investment properties under development is determined internally by the directors for year-end reporting periods, and is assumed to be the cost thereof, unless market factors indicate that the fair value of investment properties under development is materially different to the carrying value, in which case an internal valuation is performed and investment properties under development are revalued to fair value.

All costs directly associated with the purchase and construction of a property, and all subsequent capital expenditures for the development qualifying as acquisition costs, are capitalised.

Borrowing costs are capitalised to the extent that they are directly attributable to the acquisition, construction or production of a qualifying asset. Capitalisation of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Capitalisation of borrowing costs may continue until the assets are substantially ready for their intended use. The capitalisation rate is arrived at by reference to the actual rate payable on borrowings for development purposes or, with regard to that part of the development cost financed out of general funds, the weighted average cost of such funds.

Capitalised interest is classified under cash flow from investing activities in the statement of cash flows as it relates directly to costs incurred for development and improvement of investment property under development. Those borrowing costs paid, which have not been capitalised, are classified in cash flows from operating activities, as this forms a fundamental component of the operating activities.

Investment property held for sale

Investment property is classified as held for sale when it is highly probable that the property will be sold within one year from the year-end.

The group considers the following factors as being indicative of a highly probable sale:

- Sale agreements that have been concluded that are subject to transfer and unconditional in all other material respects; and
- Options to purchase have been exercised or management has received firm indications that options are going to be exercised.

1.3 Financial instruments

Financial instruments include cash and cash equivalents, investments in listed property securities, loans, trade and other receivables, derivative financial assets and financial liabilities, trade and other payables and interest-bearing borrowings.

Classification

Financial assets and financial liabilities are classified into the following categories: amortised cost or at fair value through profit or loss.

The classification in terms of IFRS 9 is dependent on the entity's business model in which a financial asset is managed and its contractual cash flow characteristics.

Business model assessment

The group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level, because this best reflects the way the business is managed and information is provided to management. The group's business models are as follows:

Held to collect

Trade and other receivables, deposits with municipalities, loans advanced (including loans to co-owners) and cash and cash equivalents are held within a business model whose objective is to collect the contractual cash flows due on these instruments, being the outstanding capital and, where applicable, contractual interest thereon. These financial assets are not held for sale or actively traded and are accordingly measured at amortised cost, subject to the contractual cash flows meeting the solely payments of principal and interest (SPPI) requirement discussed below.

Other business models

The investment in listed equity (NEPI Rockcastle) is held for long-term capital growth and dividend income. As an equity instrument, its cash flows do not represent SPPI and the investment is therefore measured at fair value through profit or loss. Derivative financial instruments are similarly measured at fair value through profit or loss, as required by IFRS 9.

Assessment of whether contractual cash flows are SPPI

In assessing whether the contractual cash flows of financial assets in the held-to-collect business model are SPPI, the group considers the contractual terms of the instrument, including whether the instrument contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the group considers contingent events that would change the amount or timing of cash flows, terms that may adjust the contractual interest rate, prepayment and extension features, and terms that limit the group's claim to cash flows from specified assets.

The group's loans advanced bear interest at rates linked to prime and Johannesburg Interbank Average Rate (JIBAR). These variable-rate features represent consideration for the time value of money and credit risk on the principal outstanding and are consistent with a basic lending arrangement. Prepayment features within these instruments permit settlement at an amount that substantially represents the outstanding capital and accrued interest. The group's loans are advanced with full recourse to the borrower, with credit risk mitigated through security held, as set out in note 27.1, rather than through terms limiting the group's contractual claim. Accordingly, the contractual cash flows of these instruments are SPPI and the instruments are measured at amortised cost.

Measurement

Financial assets are measured at amortised cost if the assets that are held in order to collect contractual cash flows and the contractual terms of the asset give rise on specified dates to cash flows that are SPPI on the principal amount outstanding.

Financial assets that do not meet the criteria for amortised cost are measured at fair value through profit or loss.

Financial assets are not reclassified subsequent to their initial recognition, unless the group changes the business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Notes to the financial statements continued

for the year ended 30 June 2026

Financial liabilities are measured at amortised cost or fair value through profit or loss. A financial liability is measured at fair value through profit or loss if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at fair value through profit or loss are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost under the effective interest rate method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

Recognition

Financial instruments are initially measured at fair value which, except for financial instruments measured at fair value through profit or loss, include directly attributable transaction costs. Subsequent to initial recognition, financial instruments are measured as follows:

Cash and cash equivalents	Carried at amortised cost
Derivative financial assets and liabilities	Carried at fair value through profit or loss
Interest-bearing borrowings	Carried at amortised cost using the effective interest method
Investments	Carried at fair value through profit or loss
Loans	Carried at amortised cost using the effective interest method net of impairment losses
Trade and other payables	Carried at amortised cost using the effective interest method
Trade and other receivables	Carried at amortised cost using the effective interest method net of impairment losses

Investments represent investments in listed equities, held for long-term growth, in respect of which cash flows to be collected are not contractual, with these instruments therefore being measured at fair value through profit or loss.

All other financial assets, excluding derivatives, will be realised through contractual cash flows, being SPPI, and are therefore measured at amortised cost.

The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments over the expected life of the financial asset or financial liability to the gross carrying amount of the financial asset or to the amortised cost of a financial liability.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised where:

- The contractual rights to receive cash flows from the asset have expired; and/or
- The group has transferred its rights to receive cash flows from the asset and either has transferred substantially all the risks and rewards of the asset, or has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. Where an existing liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

Offset

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position when the group has a legally enforceable right to set off the recognised amounts, and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.4 Derivative financial instruments

The group uses derivative financial instruments to partially hedge its exposure to interest rate risks arising from financing activities and its currency risks arising from investing activities. Additionally, the group makes use of equity collar derivative facilities for liquidity and equity price risk purposes. In accordance with its treasury policy, the group does not hold or issue derivative financial instruments for trading purposes. The group does not apply hedge accounting in terms of IFRS 9 and these instruments are therefore measured at fair value through profit or loss. Refer to notes 27.3.1: Currency risk and 27.3.2: Interest rate risk for further details.

Derivative financial instruments are recognised initially at fair value at the date the derivative contracts are entered into. Subsequent to initial recognition, derivative financial instruments are measured at fair value, and changes therein are accounted for through profit or loss. Directly attributable transaction costs are recognised in profit or loss when incurred.

The fair value of derivatives is the estimated amount that the group would receive or pay to terminate the derivative at the statement of financial position date, taking into account the current relevant market conditions.

1.5 Impairment

Non-financial assets

The carrying amounts of the group's non-financial assets, other than investment property and deferred tax assets, are reviewed at each statement of financial position date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount and is recognised in profit or loss.

Impairment losses recognised are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit, if any, and then to reduce the carrying amounts of the other assets in the unit on a *pro rata* basis.

The recoverable amount of an asset or a cash-generating unit is the greater of its fair value less costs to sell and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using the effective pre-tax discount rate. For any asset that does not generate largely independent cash flows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss in respect of goodwill, if any, is not reversed. In respect of other assets, an impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount and there is an indication that the impairment loss no longer exists. This impairment reversal would be recognised through profit or loss in the statement of comprehensive income.

An impairment loss is reversed only to the extent that the carrying amount of the asset does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

Financial assets

IFRS 9 requires entities to recognise expected credit losses – the expected credit loss (ECL) model. The group's and company's debt instruments carried at amortised cost fall within the scope of these requirements.

Recognition of credit losses is not dependent on the group and company first identifying a credit loss event. Instead, the group and company consider a broader range of information when assessing credit risk and measuring ECLs, including past events, current conditions and forward-looking information that affect the expected collectability of the future cash flows of the instrument.

In applying this ECL model, a distinction is made between:

- Financial assets that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk (Stage 1);
- Financial assets that have deteriorated significantly in credit quality since initial recognition and whose credit risk is not low (Stage 2); and
- Financial assets that have objective evidence of impairment at the reporting date (Stage 3).

12-month ECLs are recognised for the first stage while lifetime ECLs are recognised for the second and third stages. Measurement of the ECLs is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument. For purposes of applying the general ECL model, financial assets are classified as Stage 2 when the expectation of credit losses has changed due to a change in circumstances which may affect the counterparty's ability to settle the debt, such as changes in macroeconomic factors or indications that the counterparty may be in financial distress. Financial assets are classified as Stage 3 when there is evidence that the asset is not likely to be recoverable, such as, but not limited to, continuous payment default or the counterparty being placed under liquidation. An impairment loss is recognised in respect of those financial assets classified as Stage 2 or Stage 3, in respect of lifetime ECLs, if the financial asset is not already written off (derecognised). For financial assets classified as Stage 1 or Stage 2, interest, if applicable, is recognised on a gross basis. For financial assets classified as Stage 3, interest, if applicable, is recognised on a net basis.

The group and company applied a simplified model of recognising lifetime ECLs on trade and other receivables at amortised cost. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial instrument. The group and company use historical experience, external indicators and forward-looking information to calculate the ECL. Refer to note 27.1 for credit risk considerations.

The balance of the group's and company's financial assets measured at amortised cost comprises loan receivables and cash and cash equivalents to which the general model is applied.

Any impairment losses recognised are presented in other operating expenses and income due to these losses not being material.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash balances, call deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value. Bank overdrafts that are repayable on demand and form an integral part of the group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

1.7 Stated capital, treasury shares and reserves

Stated capital

Ordinary shares are classified as equity. External costs directly attributable to the issue of new shares are shown in equity as a deduction in equity from the proceeds.

Treasury shares

When share capital recognised as equity is repurchased, the amount of the consideration paid, including directly attributable costs, is recognised as a change in equity. Repurchased shares are classified as treasury shares and presented as a deduction from total equity. Gains and losses on disposal or cancellation of treasury shares are recognised directly in equity.

Reserves

The balance on the statement of comprehensive income is transferred to reserves at the end of each financial period. Distributions paid in cash are deducted from reserves. The IFRS 2 reserve is also accounted for under reserves and will unwind as and when share incentive schemes mature.

Notes to the financial statements continued

for the year ended 30 June 2026

1.8 Foreign currency transactions and foreign operations

Transactions in currencies other than each group entity's functional currency are recognised at the rates of exchange prevailing at the dates of the transactions. At each reporting period-end, monetary items denominated in foreign currencies are retranslated to the spot rate on that date. Exchange differences, if any, that arise on the retranslation of monetary items are recognised in profit or loss.

The assets and liabilities of foreign operations are translated to the group's presentation currency, South African Rand, using the respective foreign exchange rates prevailing at the reporting date.

The income and expenditure of foreign operations are translated using the respective average foreign exchange rates prevailing for the period.

At each reporting period, the exchange differences, net of tax, are transferred to the currency translation reserve, except to the extent that the translation differences are allocated to non-controlling interests.

1.9 Revenue

Group

Revenue from direct property operations

Revenue comprises rental revenue and recovery of expenses, excluding value-added tax (VAT). Rental revenue from investment property is recognised in profit or loss on a straight-line basis over the term of the lease, in terms of IFRS 16: *Leases*. Lease incentives granted and rental concessions are recognised as an integral part of the total rental revenue over the lease period.

Recovery revenue is recognised in terms of IFRS 15: *Revenue from Contracts with Customers* in the same period that the benefit relating to the recovered cost is enjoyed by the tenant.

The group acts as the principal in respect of recoveries from tenants, and the related property operating costs incurred, with revenue from recoveries therefore being recognised on a gross basis.

Company

Revenue received from group companies comprises dividends received and is recognised in the statement of comprehensive income on the date the company's right to receive payment is established.

Revenue from investments

Dividend income

Revenue from investments comprises dividend income and is recognised in terms of IFRS 9 in the statement of comprehensive income on the date the group's right to receive payment is established, which in the case of quoted securities is usually the *ex* dividend date.

Scrip dividends

The substance of a scrip dividend with a cash alternative is that of a dividend in cash with an immediate reinvestment in shares. As such, on the election of a scrip dividend, on the date that the group's right to receive the dividend is established, the group recognises the dividend at the value of the cash alternative.

1.10 Property operating expenses

Property operating expenses predominantly comprise utility charges, assessment rates, property management fees, cleaning, insurance, security, net credit losses, repairs and maintenance related to the property portfolio.

1.11 Administrative expenses

Administrative expenses predominantly comprise salaries, directors' remuneration, company administration costs, professional and consulting fees, donations, marketing and other. Expenses are recognised on an accrual basis.

1.12 Letting commission and tenant installations

Letting commissions incurred in securing lease agreements are capitalised as initial direct costs and recognised in property operating expenses over the lease term. Tenant installations are capitalised to the cost of the property where they represent landlord-owned improvements or costs directly attributable to bringing the property to the condition necessary for use and are recognised in property operating expenses over the lease term. Where tenant installations represent tenant-specific benefits or lease incentives granted as part of a lease agreement, these are recognised in property operating expenses over the lease term.

1.13 Finance income and finance costs

Finance income comprises interest received on funds invested and loans advanced and is recognised in profit or loss as it accrues, taking into account the effective interest rate.

Finance costs comprise interest payable on borrowings calculated using the effective interest method. Refer to accounting policy 1.2: Investment property for the accounting policy relating to capitalised borrowing costs.

1.14 Dividends paid

Dividends to the holders of equity instruments are recognised directly in equity on the date that the dividend is declared. IFRIC 17: *Distributions of Non-cash Assets to Owners* is applicable to dividends paid by way of a dividend *in specie*, settled by the distribution of listed shares held by Fortress. The dividend payable is measured at the fair value of net assets to be distributed at declaration date. The dividend payable liability is remeasured at settlement date, with changes recognised directly in equity. The difference between the dividend paid and the carrying value of net assets distributed is recognised in profit or loss.

The dividends are paid out of operating cash flows to reflect the group's ability to generate positive cash flows and service interest commitments.

1.15 Income tax

Income tax on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in equity, in which case, it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the statement of financial position date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the statement of financial position method, based on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the statement of financial position date.

The following temporary differences are not provided for:

- Goodwill not deductible for tax purposes;
- The initial recognition of assets or liabilities that affect neither accounting nor taxable profit; and
- Differences relating to investments in subsidiaries to the extent that they will probably not reverse in the foreseeable future.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

In terms of IFRIC 23: *Uncertainty over Income Tax Treatments*, consideration is required to be given to any uncertainty over income tax treatments, with the accounting tax position reflecting the uncertainty and relevant disclosure being provided.

1.16 Segmental reporting

The group determines and presents operating segments based on the information that is provided internally to the executive management committee, the group's operating decision-making forum. The group has seven main reportable segments, namely:

- Retail;
- Logistics – SA;
- Logistics – CEE;
- Industrial;
- Office;
- Other (includes residential units and serviced apartment properties); and
- Corporate.

The retail, logistics, industrial, office and other segments earn rental revenue from investment property. The corporate segment earns revenue from its listed investments.

An operating segment is a component of the group that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available.

An operating segment's operating results are reviewed regularly by the executive management committee to make decisions about resources to be allocated to the segment and to assess its performance.

1.17 Employee benefits

The cost of all short-term employee benefits is recognised in profit or loss during the period in which the employee renders the related service, on an undiscounted basis. The accrual for employee entitlements to salaries, bonuses and annual leave represents the amount that the group has a present obligation to pay as a result of employees' services provided up to the statement of financial position date. The group does not provide any retirement or post-retirement benefits and has no defined benefit obligations. Employees contribute to a compulsory retirement annuity arrangement by way of salary deduction, with the group acting solely as a conduit for these contributions and bearing no obligation beyond the remittance thereof.

1.18 Share-based payments

Conditional Share Plan

Shares awarded under this scheme are awarded with no consideration payable by participants, but with performance conditions and vesting periods attached. Awards made under the CSP are treated as equity-settled share-based payments in terms of IFRS 2, therefore the fair value of these share awards is determined at the award date and recognised as an expense over the relevant vesting periods.

1.19 Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

A related party for the group and company is also considered to be related if it is a parent, subsidiary (including The Fortress Share Purchase Trust), fellow subsidiary, associate or joint venture of the related entity, or it is controlled, jointly controlled or significantly influenced or managed by a person or entity who is a related party or key management personnel of the group as defined by IAS 24: *Related Party Disclosures*.

1.20 Earnings per share

The group presents basic and headline earnings per share.

Basic earnings per share is calculated by dividing profit for the year attributable to equity holders by the weighted average number of shares in issue during the year.

Headline earnings per share is calculated by dividing headline earnings, calculated in terms of Circular 1/2023 issued by SAICA, by the weighted average number of shares in issue during the year.

2. Financial risk management

The group has exposure to the following risks from its use of financial instruments:

- Credit risk;
- Liquidity risk; and
- Market risk.

This note presents information about the group's exposure to each of the above risks, the group's objectives, policies and processes for measuring and managing risk, and the group's management of capital. Further disclosures are included throughout these financial statements.

The board of directors has overall responsibility for establishing and overseeing the group's risk management framework. The board has delegated responsibility for developing and monitoring the group's risk management policies to the risk committee, which reports to the board of directors on its activities. The risk committee oversees management's monitoring of compliance with the group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the group.

The group's risk management policies are established to identify and analyse the risks faced by the group, to set appropriate risk limits and controls and monitor risks and adherence to those limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the group's activities.

Notes to the financial statements continued

for the year ended 30 June 2026

2.1 Credit risk

Credit risk is the risk of financial loss to the group if a tenant or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the group's receivables from tenants, loans, loans to co-owners and cash and cash equivalents.

Trade and other receivables

The group's exposure to credit risk is influenced mainly by the individual characteristics of each tenant. The group's widespread tenant base reduces credit risk concentration.

The majority of rental revenue is derived from large national tenants with a low risk of default and limited concentration risk.

Management has established a credit policy under which each new tenant is analysed individually for creditworthiness before the group's standard payment terms and conditions are offered. When available, the group's review includes external ratings.

Trade and other receivables relate mainly to the group's tenants and deposits with municipalities. In monitoring the credit risk of trade and other receivables, tenant arrears are individually assessed on an ongoing basis to determine those that should be written off (derecognised). Continuous engagement with municipalities takes place to recover deposits, where applicable. All other trade and other receivables carried at amortised cost are analysed by nature of the receivable on an ongoing basis for purposes of determining amounts to be written off. The nature of other trade and other receivables at amortised cost is considered and categorised with reference to the counterparty and the purpose of the debt instrument. Where these relate to tenants, a payment profile similar to that of tenant arrears is attached to these financial assets. For other counterparties, these are assessed individually, or grouped only if the credit risk characteristics are considered to be similar.

Trade and other receivables are written off when there is no reasonable expectation of recovery. Factors considered when monitoring credit risk and determining write-offs include the financial status of the debtor or counterparty, including the negative effects of the current economy, existence and quality of security, disputes and the debtor's failure to engage on payment plans or to the existence of untraceable debtors. Due to the nature of trade and other receivables and the process of assessing these for credit risk, receivables are written off timeously.

In establishing an impairment allowance in respect of trade and other receivables, the group considers a broad range of information when assessing credit risk and measuring ECLs, including past events, current conditions and forward-looking information that affects the expected collectability of the future cash flows of the instrument. This includes any factors which may affect those cash flows, such as macroeconomic conditions or factors specifically applicable to the counterparty.

Derivatives

The group mitigates its credit risk to counterparties under derivative contracts by using reputable banks or institutions with a high credit rating for over-the-counter derivatives, or the group uses exchange-traded derivative products where counterparty credit risk is low.

Cash and cash equivalents

The group's exposure to credit risk is limited through the use of financial institutions of good standing for investment and cash handling purposes.

Given the significant quantum of cash and cash equivalents held, the group has expanded its counterparty risk management framework in respect of cash.

Surplus cash is placed with institutional call accounts and money market funds, administered by approved asset managers. The underlying credit exposures of these funds are diversified across multiple financial institutions and instruments, thereby reducing concentration risk relative to direct placement with a single institution. In assessing and monitoring these placements, consideration is given to the size of each fund and the group's participation therein as a percentage of the fund, in order to limit the group's relative exposure to, and reliance on, any single fund.

As money market funds are pooled investment vehicles, a see-through counterparty analysis is performed to monitor the group's indirect exposure to underlying counterparties. This analysis aggregates the underlying holdings of each fund on a weighted average basis, assuming proportionate deployment of the group's cash across each fund, and enables the group to monitor its aggregate exposure by counterparty across both direct placements and indirect holdings through the funds.

Loans to associate, subsidiaries and co-owners

The group's policy when providing loans to subsidiaries, associates, co-owners or purchasers which are not wholly-owned is to mitigate risk by obtaining mortgage bonds over property where possible, as well as obtaining a pledge and cession over the minority shareholders' shares.

2.2 Liquidity risk

Liquidity risk is the risk that the group will not be able to meet its financial obligations, comprising interest-bearing borrowings and trade and other payables, as they fall due. The group's approach to managing liquidity is to ensure, as far as possible, that it always has sufficient liquidity to meet its liabilities under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the group's reputation. The group regularly reviews the maturity profile of its financial liabilities in order to avoid the concentration of maturities.

The group receives rental on a monthly basis and applies it to its borrowings with available access facilities. The group ensures that it has sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations. This excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

2.3 Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, will affect the group's income or the value of its holdings of financial instruments.

The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

The group enters into derivatives and also incurs financial liabilities in order to manage market risks. All such transactions are carried out within the guidelines set by the risk committee.

Currency risk

The group is indirectly exposed to currency risk through its investment in NEPI Rockcastle and directly exposed through its investment in FortREIT B.V.

Dividend income from foreign listed holdings is hedged through the use of forward exchange contracts, in line with the following policy:

- Hedge 100% of the dividends to be received in the following 12 months;
- Hedge 67% of the dividends to be received in months 13 to 24; and
- Hedge 33% of the dividends to be received in months 25 to 36.

The group has elected not to apply hedge accounting in accordance with IFRS 9: *Financial Instruments*.

Interest rate risk

The group is exposed to interest rate risk on its loans advanced, interest-bearing borrowings and cash and cash equivalents.

Loans advanced, interest-bearing borrowings and cash and cash equivalents bear interest at rates linked to prime, the JIBAR, the South African Rand Overnight Index Average (ZARONIA) or the Euro Interbank Offered Rate (EURIBOR) in the case of foreign operations. The group adopts a policy of hedging 75% of its exposure to interest rates on borrowings. This policy is reviewed on an ongoing basis for appropriateness with consideration given to the current interest rate cycle. Hedging of interest rate risk exposure is achieved by entering into interest rate swaps and caps.

Hedge accounting in terms of IFRS 9 is not applied by the group.

The group's interest rate risk is monitored by management on a monthly basis and the hedging profile is presented to the board of directors on a quarterly basis in order to assess whether the interest rate risk policy is being appropriately applied. Factors considered by management when assessing the level of interest rate swaps and caps entered into include the refinancing of maturing facilities, alternative sources of funding and general market conditions.

Trade and other receivables and trade and other payables are interest-free and with a term of less than one year, so it is assumed that there is limited interest rate risk associated with these financial assets and liabilities.

Equity price risk

The group is exposed to equity price risk on its investments. It limits its exposure to equity price risk by only investing in liquid securities that are listed on a recognised stock exchange and where the directors are in agreement with the business strategy implemented by such companies.

The fair value of the investment in listed equity in note 5 to the financial statements is determined by reference to the quoted closing prices at the reporting date.

Fair values

A number of the group's accounting policies and disclosures require the determination of fair value for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

Investment property

External valuation specialists, with appropriate recognised professional qualifications and recent experience in the location and category of property being valued, value the group's investment property portfolio every year. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In the absence of current prices in an active market, the valuations are prepared by considering the aggregate of the estimated cash flows expected to be received from renting out the property. A yield that reflects the specific risks inherent in the net cash flows is then applied to the net annual cash flows to arrive at the property valuation.

Valuations reflect, when appropriate, the type of tenants actually in occupation or responsible for meeting lease commitments, or likely to be in occupation after letting vacant space, and the market's general perception of their creditworthiness; the allocation of maintenance and insurance responsibilities between the group and the lessee; and the remaining economic life of the property.

Derivatives

The fair value of derivatives is based on valuations provided by the counterparty to the derivative, being registered banks in South Africa and Europe.

2.4 Capital management

The group considers the equity attributable to equity holders as permanent capital of the group.

The board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The board also monitors the level of distributions to shareholders.

The board seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. There were no changes in the group's approach to capital management during the year. Neither the company nor any of its subsidiaries is subject to externally imposed capital requirements.

The board monitors capital on the basis of the LTV ratio. The ratio is calculated by dividing total interest-bearing borrowings, adjusted for cash on hand, by the total of investments in property, listed securities and loans advanced. The LTV was 34,0% at 30 June 2026 (2025: 38,9%) (based on management accounts).

Notes to the financial statements continued

for the year ended 30 June 2026

3. Investment property, straight-lining of rental revenue adjustment, investment property under development and investment property held for sale

	GROUP	
	2026 R'000	2025 R'000
Investment in property comprises:		
Investment property	**38 353 645**	34 907 386
Straight-lining of rental revenue adjustment	**949 766**	812 293
	39 303 411	35 719 679
Non-current assets held for sale	**276 608**	120 500
Investment property held for sale	**265 771**	119 982
Straight-lining of rental revenue adjustment	**10 837**	518
	39 580 019	35 840 179
Total investment property under development	**1 719 525**	1 783 695
Investment property under development	**1 719 525**	1 759 162
Investment property held for sale	**–**	24 533
Total investment property	**41 299 544**	37 623 874
Details of investment property are as follows:		
At cost	**31 650 749**	30 222 286
Cumulative revaluation	**6 968 667**	4 805 082
Straight-lining of rental revenue adjustment	**960 603**	812 811
Investment property at fair value	**39 580 019**	35 840 179
Movement in investment property:		
Carrying amount at the beginning of the year	**35 719 679**	32 349 553
Costs capitalised	**435 679**	537 851
Additions	**1 177 798**	796 297
Disposals	**(280 846)**	(841 996)
Transfer from investment property under development	**830 845**	862 154
Revaluation adjustment	**2 235 090**	1 633 028
Straight-lining of rental revenue adjustment	**164 072**	195 737
Currency translation adjustment	**(702 298)**	307 555
	39 580 019	35 840 179
Transfer to investment properties held for sale (at fair value)	**(276 608)**	(120 500)
	39 303 411	35 719 679
Details of investment property under development are as follows:		
At cost	**3 622 544**	3 786 256
Cumulative revaluation	**(1 903 019)**	(2 002 561)
Investment property under development at fair value	**1 719 525**	1 783 695

3. Investment property, straight-lining of rental revenue adjustment, investment property under development and investment property held for sale continued

	GROUP	
	2026 R'000	2025 R'000
Movement in investment property under development:		
Carrying amount at the beginning of year	**1 759 162**	1 657 755
Costs capitalised	**740 273**	799 837
Additions	**92 841**	128 722
Interest capitalised	**42 455**	48 595
Revaluation adjustment	**(2 540)**	(37 724)
Transfer to investment property	**(830 845)**	(862 154)
Currency translation adjustment	**(81 821)**	48 664
	1 719 525	1 783 695
Transfer to investment property under development held for sale (at fair value)	**–**	(24 533)
	1 719 525	1 759 162
Non-current assets held for sale:		
Investment property and investment property under development held for sale relate to the following segments:		
Logistics	**201 108**	–
Logistics – Investment property under development	**–**	24 533
Office	**75 500**	–
Industrial	**–**	120 500
	276 608	145 033

3.1 Fair value gain on investment property

	GROUP	
	2026 R'000	2025 R'000
Revaluation adjustment – Investment property	**2 235 090**	1 633 028
Straight-lining of rental revenue adjustment	**164 072**	195 737
Revaluation adjustment – Investment property under development	**(2 540)**	(37 724)
	2 396 622	1 791 041

A register of investment property is available for inspection at the registered office of the company.

There are no restrictions on the ability of the group to realise its investment property.

Investment property with a fair value of R33 088,0 million (2025: R32 648,4 million) is mortgaged to secure borrowing and derivative facilities (refer to note 11).

During FY2026, the group acquired a 51% controlling interest in Tradecco Properties Proprietary Limited, the owner of Balfour Mall, situated in Johannesburg, South Africa. The group further acquired an industrial property in Wrocław, Poland and an 80% share in development land in Bucharest, Romania.

During FY2025, the group acquired a logistics park in Gdańsk, Poland together with additional land on which further logistics facilities can be developed.

In respect of the group's acquisitions, due consideration was given to the distinction between the requirements of IAS 40: *Investment Property* and IFRS 3: *Business Combinations*. These acquisitions were consequently treated as acquisitions of investment property per IAS 40.

Notes to the financial statements continued

for the year ended 30 June 2026

3. Investment property, straight-lining of rental revenue adjustment, investment property under development and investment property held for sale continued

3.1 Fair value gain on investment property continued

Commitments in respect of property developments, acquisitions and extensions are set out in note 23. At 30 June 2026, the group has contracted capital commitments of R521,2 million (2025: R1 577,0 million). The prior year balance included R1 001,3 million (EUR45 million) relating to the Wrocław transaction.

All of the group's investment properties were valued externally by six (2025: six) valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of these investment properties.

Valuation company	Valuation technique	Sector/region valued	Expertise
CBRE Excellerate	**2026 and 2025:** Discounted cash flow	Gauteng logistics and industrial portfolio and Western Cape industrial portfolio	**2026:** Riaan Fourie, RSA Professional Valuer, RICS Registered Valuer, ND Property Valuation and Diploma in Surveying (UK); Chumisa Mapempeni, South African Council for the Property Valuers Profession (SACPVP) Pr Aval, AssocRICS, RICS Registered Valuer, ND Real Estate (CPUT) **2025:** Riaan Fourie: RSA Professional Valuer, RICS Registered Valuer, ND Property Valuation and Diploma in Surveying (UK); Chumisa Mapempeni: SACPVP Candidate Valuer, ND Real Estate (CPUT)
Mills Fitchet Magnus Penny	**2026 and 2025:** Discounted cash flow	Large retail portfolio and large logistics portfolio in Gauteng, KwaZulu-Natal and Western Cape	Michael Gibbons: Nat Dip Prop Val (CPUT), Member of Institute of Valuers (MIV (SA)), Member of the Royal Institution of Chartered Surveyors (MRICS), SACPVP
Quadrant Properties	**2026 and 2025:** Discounted cash flow	Retail portfolio (smaller non-metropolitan centres) and other	Peter Parfitt: Dip. Prop Val (UNISA), Dip Buss.Education (UNISA), RICS (UK), South African Institute of Valuers (SAIV), SACPVP and MIV (SA)
Strata Properties	**2026 and 2025:** Discounted cash flow	Office and retail portfolio	**2026:** Thobani Maqavana, BCom Finance, BCom Hons Degree Sectional Title Management, Financial Management Services, SACPVP, SAIV **2025:** Rumwell Mbuzwa: BSc Econometrics; Peter Parfitt: Dip. Prop Val UNISA, Dip Bus Ed (UNISA), RICS (UK), SAIV, SACPVP and MIV (SA)
Cushman and Wakefield	**2026 and 2025:** Discounted cash flow	Romanian logistics portfolio	Bogdan Sergentu: Head of Valuations and Consulting, RICS Registered Valuer, the National Association of Authorised Romanian Valuers (ANEVAR) member
Axi Immo Valuation and Advisory	**2026 and 2025:** Hardcore/layer method	Polish logistics portfolio	**2026:** Grzegorz Chmielak: Head of Valuation and Advisory, MRICS, RICS Registered Valuer; Mirosław Kazior: Polish Licensed Valuer; Barbara Dzitowska: Polish Licensed Valuer; Adrian Borawski: Polish Licensed Valuer; Dagmara Piotrowska: Polish Licensed Valuer. **2025:** Grzegorz Chmielak: Head of Valuation and Advisory, MRICS, RICS Registered Valuer; Joanna Walczyńska: Polish Licensed Valuer, RICS; Magdalena Długowska: Polish Licensed Valuer; Mirosław Kazior: Polish Licensed Valuer; Barbara Dzitowska: Polish Licensed Valuer; Adrian Borawski: Polish Licensed Valuer

3. Investment property, straight-lining of rental revenue adjustment, investment property under development and investment property held for sale continued

3.1 Fair value gain on investment property continued

The external valuers work independently of one another and their valuations are combined to arrive at the total fair value for investment property.

The valuations provided by the external valuers have been recorded, less capital expenditure, where appropriate. Discounted cash flow valuation methodology was favoured by the external South African and Romanian property valuers in the current and prior year. The hardcore/layer method was the preferred valuation methodology applied by valuers on the Polish portfolio in the current and prior year. These methodologies are favoured by the valuers to allow for the impact of various global and local market conditions on various assumptions included in the valuations. The valuations were performed on an open market basis with consideration given to the future earnings potential and are supported by market evidence. The valuations of the group's investment property portfolio are, however, inherently subjective and a degree of judgement is required in respect of certain assumptions used in the valuations, including judgement in respect of the determination of future cash flows and appropriate capitalisation and discount rates. As a result, the valuations are subject to a degree of uncertainty, and assumptions may prove not to be accurate. Refer to note 28.1 for further detail.

Borrowing costs of R42,5 million (2025: R48,6 million) were capitalised to the South African and CEE investment property under development at the South African and CEE weighted average cost of funding, as applicable.

The valuation of investment property is classified as a level 3 fair value measurement and there has been no transfer between levels in the current year. Refer to note 28 for the estimates used and judgements made and to note 27.5 for the unobservable inputs utilised in the valuation of investment property.

Non-current assets held for sale

Non-current assets held for sale represent investment properties held for sale at 30 June 2026 and at 30 June 2025. Investment property is classified as held for sale either where sale agreements have been concluded that are subject to transfer and are unconditional in all other material respects, or where options to purchase have been exercised or management has received firm indications that options are going to be exercised. All investment properties classified as held for sale are expected to be sold and transferred within 12 months after year-end.

3.2 Maturity analysis of lease payments

The group leases out its investment property. The group classifies these leases as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets. The following table sets out a maturity analysis of lease payments, showing the undiscounted lease payments to be received after the reporting date.

The group's investment property is subject to lease agreements that stipulate the relevant property must be returned at the end of the lease term in the same condition as at commencement, excluding normal wear and tear.

	GROUP	
	2026 R'000	**2025* R'000**
Less than one year	**3 242 393**	2 966 408
One to two years	**2 728 321**	2 511 788
Two to three years	**2 186 501**	2 083 862
Three to four years	**1 723 360**	1 700 379
Four to five years	**1 309 729**	1 347 029
More than five years	**6 926 766**	5 927 776
Total	**18 117 070**	16 537 242

* *Comparative information has been further disaggregated in accordance with IFRS 16. Amounts previously presented within the two- to five-year category have been disaggregated and presented on an annual basis.*

Notes to the financial statements continued

for the year ended 30 June 2026

4. Investment in and loan to associate

4.1 Associate: NEPI Rockcastle

	GROUP
	2025 R'000
Cost	17 271 498
Share of post-acquisition profit after dividends	1 319 640
Accumulated impairment losses	(3 016 978)
Change in classification: IFRS 9 – Financial asset carried at fair value through profit or loss	(15 574 160)
Carrying value	–

The investment in NEPI Rockcastle was historically accounted for as an investment in associate in terms of the equity method. During FY2025, an assessment of the NEPI Rockcastle investment was performed, considering the group's intention and the size of its holding. This assessment resulted in the investment being reclassified as a financial asset, carried at fair value, in terms of IFRS 9: *Financial Instruments* and is categorised as a level 1 fair value measurement.

4.2 Associate: Arbour Town Proprietary Limited (Arbour Town)

	GROUP	
	2026 R'000	2025 R'000
Cost	**179 842**	179 842
Share of post-acquisition profits net of dividends received	**248 579**	177 986
Loan advanced*	**517 344**	515 533
Carrying value	**945 765**	873 361

* *As the loan settlement is neither planned nor likely to occur in the foreseeable future, the loan contains potential voting rights and as such the return of the loan is driven by the investee's financial performance, and in substance, currently gives access to the returns associated with ownership. The loan therefore forms part of the group's net investment as per IAS 28, paragraph 14.*

Fortress acquired 25% of Arbour Town in FY2014 and this percentage interest has not changed since acquisition. The loan is unsecured, bears no interest and there are no fixed terms of repayment. Dividends of R62,6 million (2025: R62,5 million) were received from Arbour Town during the year.

The shares in Arbour Town with a carrying value of R945,8 million (2025: R873,4 million) are pledged to secure borrowing facilities at 30 June 2026. Refer to note 11.

Financial information of Arbour Town

	Arbour Town	
Summarised statement of financial position*	Unaudited Jun 2026 R'000	Unaudited Jun 2025 R'000
Non-current assets	**3 785 757**	3 500 256
Current assets	**41 035**	37 709
Equity	**1 713 682**	1 431 311
Non-current liabilities	**2 069 377**	2 062 133
Current liabilities	**43 733**	44 521

* *Extracted from Arbour Town's financial information for the year ended 30 June.*

4. Investment in and loans to associates continued

4.2 Associate: Arbour Town Proprietary Limited (Arbour Town) continued

Financial information of Arbour Town

	Arbour Town	
Summarised statement of comprehensive income*	Unaudited for the 12 months ended Jun 2026 R'000	Unaudited for the 12 months ended Jun 2025 R'000
Recoveries and contractual rental revenue	**501 803**	467 062
Property operating expenses	**(237 907)**	(212 586)
Net rental and related revenue	**263 896**	254 476
Fair value gain on investment property	**269 668**	227 651
Administrative expenses	**(1 100)**	(1 078)
Profit before net finance income	**532 464**	481 049
Net finance income	**681**	728
Profit before income tax	**533 145**	481 777
Profit for the year	**532 978**	467 053

* *Extracted from Arbour Town's financial information for the years ended 30 June.*

Arbour Town is incorporated in South Africa where it has its principal place of business and owns The Galleria and Arbour Crossing shopping centres.

It declares an annual dividend based on its performance. Arbour Town has been accounted for using the equity method.

Total investment in and loan to associate	**945 765**	873 361

5. Investment in listed equity

	GROUP	
	2026 R'000	2025 R'000
Investment in listed equity	**14 966 915**	14 614 099
Investments in listed equity comprise:		
NEPI Rockcastle		
Holding (%)	**14,43**	15,20
Price at 30 June (cents per share)	**14 647**	13 495
Movement in investments:		
Carrying value at the beginning of the year	**14 614 099**	–
Change in classification: IFRS 9 – *Financial asset carried at fair value*		15 574 160
Additions	**164 778**	1 916 115
Fair value adjustment	**1 196 705**	(1 039 726)
Distribution *in specie*	**(1 008 667)**	(1 836 450)
	14 966 915	14 614 099

NEPI Rockcastle shares with a fair value of R5 068,8 million (2025: R5 712,2 million) were pledged to secure borrowing and derivative facilities at 30 June 2026. Refer to note 11.

The fair value adjustment recognised in FY2026 and FY2025 is due to the change in fair value, based on the closing traded price of the securities held on the JSE.

Dividends of R1 168,9 million (2025: R1 199,4 million) were received from NEPI Rockcastle during FY2026.

Notes to the financial statements continued

for the year ended 30 June 2026

6. Interest in subsidiaries

	COMPANY					
	Effective interest		Investment		Amount owing (to)/by	
	2026 %	2025 %	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Subsidiaries						
Fortress Income 1 Proprietary Limited	**100**	100	**40 983**	40 983	**121 344** ***	121 344 ***
Fortress Income 3 Proprietary Limited	**100**	100	*	*	**(858 893)** ***	(858 893) ***
Fortress Income 4 Proprietary Limited	**100**	100	**55 593**	55 593	**340 297** ***	340 297 ***
Fortress Income 5 Proprietary Limited	**100**	100	*	*	**388 024** ***	388 024 ***
Fortress Income 6 Proprietary Limited	**100**	100	**1 154 425**	1 769 653	**(16 716)** ***	
Fortress Income 7 Proprietary Limited	**100**	100	*	*	**5 131** ***	5 131 ***
Fortress Income 8 Proprietary Limited[$]	**50,1**	50,1				
Fortress Income 9 Proprietary Limited[$]	**100**	100	*	*		
Intaba Investments 6 Proprietary Limited[$]	**100**	100	*	*		
Mantraweb Investments Proprietary Limited[$]	**60**	60				
Capital Property Fund Limited	**100**	100	**37 599 723**	35 311 427	**(2 170 334)** ***	35 ***
Capital Propfund Proprietary Limited[&]	**100**	100			**9 510 679** ****	7 829 208 ****
Capital Propfund Proprietary Limited[&]	**100**	100			**–**	(1 721 317) ***
Capital Propfund 1 Proprietary Limited[&]	**100**	100			**531 630** ****	15 005 ****
Capital Propfund 1 Proprietary Limited[&]	**100**	100			**518** ***	518 ***
Capital Propfund 2 Proprietary Limited[&]	**100**	100			**498 215** ****	414 096 ****
Capital Propfund 3 Proprietary Limited[^]	**100**	100			**985 178** ****	907 063 ****
Capital Propfund 4 Proprietary Limited[^]	**100**	100				
Friedshelf 1732 Proprietary Limited[$]	**51**	51				
Capital Propfund 7 Proprietary Limited[&]	**100**	100				
Bands Properties Proprietary Limited[&]	**100**	100				
Monyetla Property Holdings Proprietary Limited[&]	**100**	100				
Pangbourne Properties Limited[&]	**100**	100			**20 035** ***	35 ***
Prime Realty Obligors Packaged Securities Proprietary Limited[^@]	**100**	100				
iFour Properties Limited[^!]		100				
iFour Properties SA Proprietary Limited[^]	**100**	100				
iFour Properties Three Proprietary Limited[^]	**100**	100				
Sipan 1 Proprietary Limited[^]	**100**	100				
Siyathenga Properties Two Proprietary Limited[^!]		100				
Siyathenga Properties Three Proprietary Limited[^]	**100**	100				
Panhold Proprietary Limited[^]	**100**	100				
Realty Dynamix 73 Proprietary Limited[!!]	**100**	100				
Caprohold Proprietary Limited[^@]	**100**	100				
Combined Investments Four Proprietary Limited[^@]	**100**	100				
Lodestone REIT Limited	**100**	100	**218 730**	218 730	**(148 251)** ***	(148 251) ***
Lodestone Investments Proprietary Limited[~]	**100**	100			**650 503** ****	626 796 ****
Lodestone Investments 2 Proprietary Limited[~]	**100**	100				
Lodestone Investments 3 Proprietary Limited[@]	**100**	100				
Araxia Proprietary Limited[+]	**50,1**	50,1				
Fortress Income 10 Proprietary Limited[$]	**100**	100			**(4 368 794)** *****	(3 670 264) *****
Fortress Income 11 Proprietary Limited[$]	**100**	100			**(1 757 852)** *****	(1 609 614) *****
Fortress Income 12 Proprietary Limited[$]	**100**	100			**(1 862 891)** *****	(1 701 082) *****
Fortress Income 13 Proprietary Limited[$]	**100**	100			**(1 403 531)** *****	(1 403 531) *****
Fortress Income 14 Proprietary Limited[$]	**100**	100[@]				

6. Interest in subsidiaries continued

	COMPANY					
	Effective interest		Investment		Amount owing (to)/by	
	2026 %	2025 %	2026 R'000	2025 R'000	2026 R'000	2025 R'000
FortREIT B.V.[#]	**100**	100				
Element Distribution Center S.R.L.[%]	**100**	100				
Element Distribution Center Faza Doi S.R.L.[%]	**100**	100				
Fortress Europe Sp. Z o.o.[%]	**100**	100				
Fortress Logistics Park Zabrze Sp. Z o.o.[%]	**100**	100				
RPGZ XIX Sp. Z o.o.[%]	**100**	100				
Fortress Logistics Park Bydgoszcz Sp. Z o.o.[%]	**100**	100				
Fortress Logistics Park Stargard Sp. Z o.o.[%]	**100**	100				
Fortress Logistics Park Gdańsk Sp. Z o.o.[%]	**100**	100				
Fortress Industrial Park Wrocław Sp. Z o.o.[%]	**100**					
Fortress Logistics Park Bucharest 2 S.R.L.[%]	**80**					
Ruellia Sp. Z o.o.[%]	**100**					
Prime Realty Obligors Packaged Securities Guarantor Proprietary Limited[@**]	**100**	100				
Tugela Mouth Sugar Estates Proprietary Limited[@]	**100**	100				
Friedshelf 1820 Proprietary Limited[@]	**100**	100				
Edge Asset Management Proprietary Limited[@]	**100**	100				
Monyetla Realty Holdings Proprietary Limited[@]	**100**	100				
Inofort Proprietary Limited[$]	**51,46**	51,46				
Tradecco Properties Proprietary Limited[$]	**51**					
			39 069 454	37 396 386	**464 292**	(465 400)
Non-current assets – amounts owing by group companies**					**12 176 205**	9 792 168
Current assets – amounts owing by group companies***					**875 349**	855 384
Non-current liabilities – amounts owing to group companies****					**(9 393 068)**	(8 384 491)
Current liabilities – amounts owing to group companies***					**(3 194 194)**	(2 728 461)

[$] *Share capital held through Capital Propfund Proprietary Limited, a wholly-owned subsidiary of Capital Property Fund Limited.*

[&] *Share capital held through Capital Property Fund Limited, a wholly-owned subsidiary.*

[^] *Share capital held through Pangbourne Properties Limited, a wholly-owned subsidiary of Capital Property Fund Limited.*

[@] *Dormant.*

[~] *Share capital held through Lodestone REIT Limited, a wholly-owned subsidiary.*

[+] *Share capital held through Lodestone Investments Proprietary Limited, a wholly-owned subsidiary.*

[#] *Share capital held through Fortress Income 6 Proprietary Limited.*

[%] *Share capital held through FortREIT B.V.*

[!] *Entities filed for deregistration with the Companies and Intellectual Property Commission during FY2025.*

[!!] *Share capital held through Caprohold Proprietary Limited, a wholly-owned subsidiary of Pangbourne Properties Limited.*

[*] *Less than R1 000.*

[**] *To be liquidated.*

[***] *The amounts owing (to)/by subsidiaries are unsecured, bear interest at rates agreed from time to time and the terms of repayment have not been determined.*

[****] *The amounts owing (to)/by subsidiaries are unsecured and bear interest at prime less 2%. Interest will accrue and be capitalised on a nominal annual compounded monthly basis. The loans are repayable with 13 months' notice; the borrower can, however, anticipate repayment at any time. The lender may assign and cede all of its rights in respect of the loan to any third party without the consent of the borrower.*

[*****] *The amounts owing (to)/by subsidiaries are unsecured, bear interest at rates agreed from time to time and the loans are repayable with 13 months' notice.*

Any ECL allowance would be immaterial for loans to group companies on the basis that the group applies a policy to manage inter-group loans through a central treasury function. This central treasury function supports all underlying companies within the group, thereby limiting the possibility of default.

Notes to the financial statements continued

for the year ended 30 June 2026

6. Interest in subsidiaries continued

All subsidiaries are incorporated in South Africa, with the exception of the following:

The Netherlands – FortREIT B.V.

Poland
- Fortress Logistics Park Bydgoszcz Sp. Z o.o.
- Fortress Logistics Park Stargard Sp. Z o.o.
- Fortress Europe Sp. Z o.o.
- Fortress Logistics Park Zabrze Sp. Z o.o.
- RPGZ XIX Sp. Z o.o.
- Fortress Logistics Park Gdańsk Sp. Z o.o.
- Fortress Industrial Park Wrocław Sp. Z o.o.
- Ruellia Sp. Z o.o.

Romania
- Element Distribution Center S.R.L.
- Element Distribution Center Faza Doi S.R.L.
- Fortress Logistics Park Bucharest 2 S.R.L.

The principal business activity of all subsidiaries is the investment in real estate.

6.1 Subsidiaries with non-controlling interests

Financial information of Mantraweb Investments Proprietary Limited (Mantraweb Investments)

	Mantraweb Investments	
Summarised statement of financial position*	**Unaudited 2026 R'000**	**Unaudited 2025 R'000**
Non-current assets	**185 000**	185 000
Current assets	**4 666**	3 774
Equity	**39 341**	39 320
Non-current liabilities	**146 434**	145 625
Current liabilities	**3 891**	3 829
Equity attributable to non-controlling interests	**15 736**	15 728

* *Extracted from Mantraweb Investments' financial information for the years ended 30 June.*

	Mantraweb Investments	
Summarised statement of comprehensive income*	**Unaudited 2026 R'000**	**Unaudited 2025 R'000**
Revenue	**35 872**	33 859
Profit before net finance costs	**23 005**	1 682
Net finance costs	**(14 126)**	(15 022)
Profit/(loss) before income tax expense	**8 879**	(13 340)
Profit/(loss) for the year	**6 467**	(10 504)
Profit/(loss) for the year attributable to non-controlling interests	**2 587**	(4 202)

* *Extracted from Mantraweb Investments' financial information for the years ended 30 June.*

Mantraweb Investments is incorporated in South Africa and its principal place of business is Block C, Cullinan Office Park, Cullinan Close, Morningside. Mantraweb Investments owns 315 residential flats in Mthatha, Eastern Cape. It declares a biannual dividend based on its performance. Equity attributable to non-controlling interests amounted to R15,7 million (2025: R15,7 million) at year-end and the profit for the year attributable to non-controlling interests amounted to R2,6 million (2025: loss for the year of R4,2 million). A dividend of R2,6 million (2025: R2,3 million) was paid to the minority shareholder during the current year.

6. Interest in subsidiaries continued

6.1 Subsidiaries with non-controlling interests continued

Financial information of Araxia Proprietary Limited (Araxia)

	Araxia	
Summarised statement of financial position*	**Unaudited 2026 R'000**	**Unaudited 2025 R'000**
Non-current assets	**180 273**	175 000
Current assets	**9 494**	7 872
Equity	**76 272**	64 379
Non-current liabilities	**112 191**	117 718
Current liabilities	**1 304**	775
Equity attributable to non-controlling interests	**38 060**	32 125

* *Extracted from Araxia's financial information for the years ended 30 June.*

	Araxia	
Summarised statement of comprehensive income*	**Unaudited 2026 R'000**	**Unaudited 2025 R'000**
Revenue	**25 213**	22 641
Profit before net finance costs	**27 035**	38 060
Net finance costs	**(11 341)**	(11 607)
Profit before income tax expense	**15 694**	26 453
Profit for the year	**15 694**	18 910
Profit for the year attributable to non-controlling interests	**7 831**	9 436

* *Extracted from Araxia's financial information for the years ended 30 June.*

Araxia is incorporated in South Africa and its principal place of business is 32 Peter Place, Lyme Park, 2021. Araxia owns The Prism serviced apartments. Equity attributable to non-controlling interests amounted to R38,1 million (2025: R32,1 million) at year-end and the profit for the year attributable to non-controlling interests amounted to R7,8 million (2025: R9,4 million). It declares biannual dividends based on its performance. A dividend of R1,9 million (2025: R2,1 million) was paid to the minority shareholder during the current year.

The property is bonded and all shareholder claims are subordinated in favour of the loan. Araxia was acquired effective 1 December 2016 as part of the merger with Lodestone REIT Limited.

Notes to the financial statements continued

for the year ended 30 June 2026

6. Interest in subsidiaries continued

6.1 Subsidiaries with non-controlling interests continued

Financial information of Friedshelf 1732 Proprietary Limited (Friedshelf 1732)

Summarised statement of financial position*	Friedshelf 1732 Unaudited 2026 R'000	Friedshelf 1732 Unaudited 2025 R'000
Non-current assets	**744 739**	634 815
Current assets	**12 141**	36 820
Equity	**305 625**	250 427
Non-current liabilities	**449 408**	418 471
Current liabilities	**1 847**	2 737
Equity attributable to non-controlling interests	**149 756**	122 709

* *Extracted from Friedshelf 1732's financial information for the years ended 30 June.*

Summarised statement of comprehensive income*	Friedshelf 1732 Unaudited 2026 R'000	Friedshelf 1732 Unaudited 2025 R'000
Revenue	**67 952**	63 475
Profit before net finance costs	**166 249**	54 140
Net finance costs	**(26 161)**	(35 300)
Profit before income tax expense	**140 088**	18 840
Profit for the year	**108 198**	13 996
Profit for the year attributable to non-controlling interests	**53 017**	6 858

* *Extracted from Friedshelf 1732's financial information for the years ended 30 June.*

Friedshelf 1732 is incorporated in South Africa and its principal place of business is Block C, Cullinan Office Park, Cullinan Close, Morningside. Friedshelf 1732 owns a property and development at Bridge City Deep. It declares biannual dividends based on its performance. A dividend of R25,9 million (2025: Rnil) was paid to the minority shareholder during the current year. Equity attributable to non-controlling interests amounted to R149,8 million (2025: R122,7 million) at year-end, and the profit for the year attributable to non-controlling interests amounted to R53,0 million (2025: R6,9 million).

Financial information of Fortress Income 8 Proprietary Limited (Fortress Income 8)

Summarised statement of financial position*	Fortress Income 8 Unaudited 2026 R'000	Fortress Income 8 Unaudited 2025 R'000
Non-current assets	**–**	–
Current assets	**3 195**	3 175
Equity	**(16 670)**	(16 693)
Non-current liabilities	**19 840**	19 868
Current liabilities	**25**	–
Equity attributable to non-controlling interests	**(8 318)**	(8 330)

* *Extracted from Fortress Income 8's financial information for the years ended 30 June.*

6. Interest in subsidiaries continued

6.1 Subsidiaries with non-controlling interests continued

Financial information of Fortress Income 8 Proprietary Limited (Fortress Income 8) continued

Summarised statement of comprehensive income*	Fortress Income 8 Unaudited 2026 R'000	Fortress Income 8 Unaudited 2025 R'000
Revenue	**–**	–
Profit before net finance costs	**17**	89
Net finance income/(costs)	**6**	(173)
Profit/(loss) before income tax expense	**23**	(84)
Profit/(loss) for the year	**23**	(84)
Profit/(loss) for the year attributable to non-controlling interests	**11**	(42)

* *Extracted from Fortress Income 8's financial information for the years ended 30 June.*

Fortress Income 8 is incorporated in South Africa and its principal place of business is Block C, Cullinan Office Park, Cullinan Close, Morningside. Fortress Income 8 previously owned land on which Cornubia Ridge Logistics Park is being developed. It declares biannual dividends based on its performance. No dividends were paid to the minority shareholders during the current or prior year. Negative equity attributable to non-controlling interests amounted to R8,3 million (2025: R8,3 million) at year-end, and the profit for the year attributable to non-controlling interests amounted to R0,01 million (2025: loss for the year of R0,04 million).

Financial information of Inofort Proprietary Limited (Inofort)

Summarised statement of financial position*	Inofort Unaudited 2026 R'000	Inofort Unaudited 2025 R'000
Non-current assets	**1 285 220**	1 254 554
Current assets	**17 730**	19 467
Equity	**94 626**	59 787
Non-current liabilities	**1 160 275**	1 168 430
Current liabilities	**48 049**	45 804
Equity attributable to non-controlling interests	**45 935**	29 023

* *Extracted from Inofort's financial information for the years ended 30 June.*

Summarised statement of comprehensive income*	Inofort Unaudited 2026 R'000	Inofort Unaudited 2025 R'000
Revenue	**224 480**	220 575
Profit before net finance costs	**125 596**	78 921
Net finance costs	**(107 292)**	(115 765)
Profit/(loss) before income tax expense	**18 304**	(36 844)
Profit/(loss) for the year	**34 839**	(32 711)
Profit/(loss) for the year attributable to non-controlling interests	**16 912**	(15 879)

* *Extracted from Inofort's financial information for the years ended 30 June.*

Inofort is incorporated in South Africa and its principal place of business is Block C, Cullinan Office Park, Cullinan Close, Morningside. Inofort owns 21 industrial properties. It declares biannual dividends based on its performance. No dividends were paid to the minority shareholders during the current or prior year. Equity attributable to non-controlling interests amounted to R45,9 million (2025: R29,0 million) at year-end, and the profit for the year attributable to non-controlling interests amounted to R16,9 million (2025: loss for the year of R15,9 million).

Notes to the financial statements continued

for the year ended 30 June 2026

6. Interest in subsidiaries continued

6.1 Subsidiaries with non-controlling interests continued

Financial information of Tradecco Properties Proprietary Limited (Tradecco)

Summarised statement of financial position*	Tradecco Unaudited 2026 R'000
Non-current assets	**185 000**
Current assets	**14 888**
Equity	**4 682**
Non-current liabilities	**189 321**
Current liabilities	**5 885**
Equity attributable to non-controlling interests	**2 294**

Summarised statement of comprehensive income*	Tradecco Unaudited 2026 R'000
Revenue	**16 724**
Profit before net finance costs	**11 798**
Net finance costs	**(6 605)**
Profit before income tax expense	**5 193**
Profit for the year	**4 681**

* *Extracted from Tradecco's financial information for the year ended 30 June.*

Fortress purchased a 51% equity stake in Tradecco, and consolidated its results into the group from 30 June 2026.

Tradecco is incorporated in South Africa and its principal place of business is Block C, Cullinan Office Park, Cullinan Close, Morningside. Tradecco owns one retail property, Balfour Mall. It declares biannual dividends based on its performance. No dividends were paid to the minority shareholders during the current year. Equity attributable to non-controlling interests amounted to R2,3 million at year-end.

7. Trade and other receivables

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Trade and other receivables include the following:				
At fair value:				
Fair value of currency derivatives	**306 235**	114 152		
Fair value of interest rate derivatives	**32 331**	17 928		
Unamortised interest rate cap premium	**279 171**	373 216		
Fair value of cross-currency interest rate derivatives	**3 386**	–		
	621 123	505 296		
At amortised cost:				
Tenant arrears	**45 172**	27 927		
Service deposits	**73 795**	83 657		
Other receivables*	**605 959**	573 306	**6 084**	4 630
	724 926	684 890	**6 084**	4 630
VAT receivable	**69 431**	32 115		
	1 415 480	1 222 301	**6 084**	4 630

* *Other receivables in respect of the group include accruals for municipal recoveries of R188,2 million (2025: R201,3 million), sundry property debtors of R125,9 million (2025: R106,8 million) and a R124,7 million (2025: R116,9 million) loan to Centurion Vision Development Proprietary Limited. The loan accrues interest at 6,5% per annum and is repayable in February 2027. Attached to the loan is an option in favour of Capital Propfund Proprietary Limited to acquire 65% of Eastport North land, adjacent to the Fortress Eastport Logistics Park (the property). The loan is secured by a bond in favour of Capital Propfund Proprietary Limited over the property, and should Fortress elect to acquire the property, it has a right to offset the loan against the purchase price as part settlement.*

7. Trade and other receivables continued

The group makes use of derivative financial instruments to partially hedge its exposure to interest rate and currency risks. These transactions are mark-to-market after initial recognition and any gains or losses arising are recognised in the statement of comprehensive income as fair value gains/(losses) on derivative financial instruments. The fair values related to such contracts and commitments are determined on the same basis as described in the policy note for financial instruments and are reported on a gross basis in the statement of financial position as positive and negative replacement values to the extent that set-off is not required by IAS 32: *Financial Instruments: Presentation*.

The group applies a simplified model of recognising lifetime ECLs on trade and other receivables at amortised cost in terms of IFRS 9: *Financial Instruments.* The group performs credit evaluations of new and existing tenants.

As tenants are required to pay in advance, all tenant arrears are classified as past due. Tenant arrears are individually assessed on an ongoing basis to determine those that should be written off (derecognised). All other trade and other receivables carried at amortised cost are analysed by nature of the receivable on an ongoing basis for purposes of determining amounts to be written off.

The nature of trade and other receivables at amortised cost, other than tenant arrears, is considered and categorised with reference to the counterparty and the purpose of the debt instrument. Where these relate to tenants, a payment profile similar to tenant arrears is attached to these financial assets. For other counterparties, these are individually assessed or grouped only if the credit risk characteristics are considered to be similar. Trade and other receivables are written off when there is no reasonable expectation of recovery. The existence and quality of security provided by the counterparty is considered in determining receivables written off.

Failure to engage with the group on alternative payment arrangements and poor financial health of a tenant (such as a tenant placed under liquidation) are considered indicators of no reasonable expectation of recovery. Due to the nature of trade and other receivables and the process of assessing these for credit risk, receivables are timeously written off.

Trade and other receivables not written off are considered for ECLs. The expectation of lifetime ECLs is formulated by making use of judgement, the profile of past payment and write-off experience (including a review of historical collection data), and forward-looking information, such as the likelihood of default by the debtor and general economic conditions of the industry as at the reporting date, per category of receivable.

Macroeconomic factors affecting debtors' ability to settle the amounts outstanding in South Africa and CEE include gross domestic product, base interest rates, changes to regulations and legislation and the trading performance of industries in which tenants operate (i.e. property sectors), among other factors. The expected ECLs in respect of trade and other receivables carried at amortised cost is immaterial, as receivables are written off timeously, with due consideration given to whether there is no reasonable expectation of recovery.

As at 30 June 2026 and 30 June 2025, based on the expectation formulated by the group of immaterial ECLs in respect of trade and other receivables carried at amortised cost, no material allowance for ECLs has been recognised.

Refer to note 27.1 for further detail on the assessment of credit risk.

8. Other receivable – proceeds from FFB accelerated bookbuild

On 29 June 2026, the group launched an accelerated bookbuild offering of new FFB shares (the Placement Shares) under the general authority to issue FFB shares for cash granted by shareholders at the AGM held on 1 December 2025 (the Placement). The group successfully placed 55 670 104 FFB shares, equating to approximately 4,5% of the group's FFB shares in issue, at a placement price of R24,25 per FFB share and total proceeds of R1,35 billion.

Under the Placement Agreement, Fortress had a contractual obligation to issue the Placement Shares.

The Placement Shares were admitted to listing and trading on the JSE, issued and settled on 3 July 2026 (on a T+3 basis), increasing the number of FFB shares in issue to 1 280 006 561. On settlement, the shares to be issued reserve is transferred to stated capital and the other receivable is offset against the placement proceeds received.

Notes to the financial statements continued

for the year ended 30 June 2026

9. Cash and cash equivalents

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Cash balances*	**90 740**	197 660		
Restricted cash*#	**97 116**	61 476		
Call deposit**	**38 382**	4 992 921	**–**	1 507 696
Money market investments^	**5 757 632**	–		
	5 983 870	5 252 057	**–**	1 507 696

* *Included in cash balances and restricted cash is cash denominated in foreign currency held in Poland, Romania and the Netherlands of R164,3 million at 30 June 2026 (2025: R176,5 million).*

\# *Relates to debt service reserve accounts and tenant deposits that are subject to European debt facility agreements.*

** *Relates to a 24-hour call deposit account with Nedbank, and a 7-day call account account with Absa in the amount of R13,3 million and R25 million, respectively, at 30 June 2026 (2025: 24-hour call deposit accounts are held with Nedbank, and a 7-day call account with Absa in the amount of R1,5 billion and R3,5 billion, respectively). The call deposits attract interest at prime less varying rates.*

^ *Money market investments held with Nedbank, Stanlib and Ashburton. These money market funds offer same day liquidity..*

No cash and cash equivalents are held as collateral.

10. Stated capital and treasury shares

10.1 Stated capital

	GROUP		COMPANY	
	R'000	Number of shares	R'000	Number of shares
2026				
Stated capital	**38 459 856**		**39 047 792**	
Share capital				
Authorised				
– FFA shares of no par value		**830 019 693**		**830 019 693**
– FFB shares of no par value		**3 169 980 307**		**3 169 980 307**
Issued				
– FFA shares of no par value		**–**		**–**
– FFB shares of no par value		**1 224 336 457**		**1 224 336 457**
2025				
Stated capital	36 679 018		37 266 954	
Share capital				
Authorised				
– FFA shares of no par value		830 019 693		830 019 693
– FFB shares of no par value		3 169 980 307		3 169 980 307
Issued				
– FFA shares of no par value		–		–
– FFB shares of no par value		1 204 291 830		1 204 291 830

10. Stated capital and treasury shares continued

10.1 Stated capital continued

	GROUP	
Reconciliation of movement in issued shares	2026 FFB shares	2025 FFB shares
Balance at the beginning of the year	**1 204 291 830**	1 192 801 293
Issued: CSP Award Shares	**13 958 559**	11 767 811
Cancellation of treasury shares		(277 274)
Capitalisation share issuance	**6 086 068**	
Balance at the end of the year**	**1 224 336 457**	1 204 291 830

	COMPANY	
Reconciliation of movement in issued shares	2026 FFB shares	2025 FFB shares
Balance at the beginning of the year	**1 204 291 830**	1 192 801 293
Issued: CSP Award Shares	**13 958 559**	11 767 811
Cancellation of treasury shares		(277 274)
Capitalisation share issuance	**6 086 068**	
Balance at the end of the year**	**1 224 336 457**	1 204 291 830

** *FFB issued shares excludes the accelerated bookbuild shares to be issued on 3 July 2026.*

10.2 Treasury shares

Fortress holds no shares in treasury.

	GROUP	
Reconciliation of movement in treasury shares	2026 FFB shares	2025 FFB shares
Balance at the beginning of the year	**–**	2 264 400
Shares cancelled during the year	**–**	(277 274)
Shares applied in net settlement of 2024 CSP issuance	**–**	(1 987 126)
	–	–

11. Interest-bearing borrowings

The group has a total of R19 187 million (2025: R19 477 million) in secured finance facilities (excluding futures derivative facilities), Rnil (2025: Rnil) in unsecured finance facilities and an unsecured domestic medium-term note (DMTN) programme of R20 000 million (2025: R20 000 million).

In total, R17 982 million (2025: R19 192 million) of the secured finance facilities, Rnil (2025: Rnil) of the unsecured finance facilities and R8 988 million (2025: R6 712 million) of the DMTN programme have been utilised by the group (including guarantees).

The company has a total of R2 450 million (2025: R4 150 million) in secured finance facilities, Rnil (2025: Rnil) in unsecured finance facilities and an unsecured DMTN programme of R20 000 million (2025: R20 000 million).

In total, R2 450 million (2025: R4 150 million) of the secured finance facilities, Rnil (2025: Rnil) of the unsecured finance facilities and R8 988 million (2025: R6 712 million) of the DMTN programme have been utilised by the company (including guarantees).

Interest-bearing loans and borrowings are measured at amortised cost.

The group's and company's exposure to interest rate risk and liquidity risk is detailed in note 27: Financial instruments.

Notes to the financial statements continued

for the year ended 30 June 2026

11. Interest-bearing borrowings continued

		Nominal interest rate	Date of maturity	GROUP 2026 Carrying amount R'000	GROUP 2025 Carrying amount R'000	COMPANY 2026 Carrying amount R'000	COMPANY 2025 Carrying amount R'000
Standard Bank[6]	Secured	Prime less 1,50%	Reviewed and renewed annually in April of each year	**10 329**	127 367		
Rand Merchant Bank[4]	Secured	3-month JIBAR plus 2,15%	November 2025	**–**	1 015 904	**–**	1 015 904
Standard Bank#[11]	Secured	Fixed rate of 3,85%	March 2026	**–**	965 430		
DMTN programme: 3 years[1]	Unsecured	3-month JIBAR plus 1,65%	June 2026	**–**	382 054	**–**	382 054
DMTN programme: 5 years[1][1.1]	Unsecured	3-month JIBAR plus 2,40%	August 2026	**410 708**	411 182	**410 708**	411 182
Rand Merchant Bank$[4]	Secured	3-month JIBAR plus 1,57%	August 2026	**–**	710 465	**–**	710 465
DMTN programme: 3 years[1]	Unsecured	3-month JIBAR plus 1,57%	August 2026	**503 866**	504 074	**503 866**	504 074
Standard Bank#[11]	Secured	Fixed rate of 3,95%	August 2026	**1 023 459**	1 140 977		
mBank#$[12]	Secured	1-month EURIBOR plus 3,00%	September 2026	**–**	371 969		
Standard Bank$[2]	Secured	Prime less 1,35%	September 2026	**–**	483 582		
Standard Bank[2]	Secured	Prime less 1,35%	September 2026	**483 610**	–		
Rand Merchant Bank$[4]	Secured	Prime less 1,70%	November 2026	**–**	400 693		
Standard Bank[2]	Secured	3-month JIBAR plus 1,78%	November 2026	**627 965**	829 444		
DMTN programme: 3 years[1]	Unsecured	3-month JIBAR plus 1,48%	November 2026	**251 738**	251 929	**251 738**	251 929
Standard Bank[2]	Secured	3-month JIBAR plus 1,76%	November 2026	**201 437**	–		
mBank#$[12]	Secured	1-month WIBOR* plus 2,10%	December 2026	**–**	1 765		
Nedbank[11]	Secured	Fixed rate of 6,98%	January 2027	**867 917**	–		
DMTN programme: 5 years[1][1.1]	Unsecured	3-month JIBAR plus 2,20%	February 2027	**504 854**	505 237	**504 854**	505 237
Standard Bank$[2]	Secured	Prime less 1,85%	March 2027	**–**	774 212		
DMTN programme: 3 years[1]	Unsecured	3-month JIBAR plus 1,40%	April 2027	**415 406**	416 014	**415 406**	416 014
Standard Bank[9]	Secured	3-month JIBAR plus 2,05%	May 2027	**510 233**	510 260		
Nedbank[3]	Secured	3-month JIBAR plus 1,39%	May 2027	**600 688**	600 757		
Standard Bank[9]	Secured	3-month JIBAR plus 2,05%	June 2027	**36 237**	36 239		
DMTN programme: 5,5 years[1][1.1]	Unsecured	3-month JIBAR plus 2,30%	August 2027	**353 436**	353 704	**353 436**	353 704
Rand Merchant Bank[4]	Secured	3-month JIBAR plus 1,66%	August 2027	**709 382**	710 569	**709 382**	710 569
Standard Bank[10]	Secured	3-month JIBAR plus 2,12%	September 2027	**177 544**	177 546		
Standard Bank#[2]	Secured	6-month EURIBOR plus 2,25%	October 2027	**756 962**	843 072		
Standard Bank#[2]	Secured	6-month EURIBOR plus 2,25%	October 2027	**1 252**	77 547		
DMTN programme: 3 years[1]	Unsecured	3-month JIBAR plus 1,32%	October 2027	**436 319**	437 020	**436 319**	437 020
Rand Merchant Bank[4]	Secured	3-month JIBAR plus 1,39%	November 2027	**354 541**	355 129	**354 541**	355 129
DMTN programme: 5 years[1]	Unsecured	3-month JIBAR plus 1,80%	November 2027	**504 835**	505 200	**504 835**	505 200
Standard Bank[2]	Secured	3-month JIBAR plus 1,85%	November 2027	**829 445**	829 490		
Absa[5]	Secured	3-month JIBAR plus 1,95%	December 2027	**201 616**	201 627		
Absa[5]	Secured	3-month JIBAR plus 1,95%	December 2027	**–**	300 299		
Rand Merchant Bank[4]	Secured	3-month JIBAR plus 1,58%	December 2027	**501 879**	–		
Nedbank[3]	Secured	3-month JIBAR plus 1,50%	May 2028	**600 697**	600 580		
Nedbank[3]	Secured	3-month JIBAR plus 1,50%	May 2028	**489 892**	489 911		
DMTN programme: 3 years[1]	Unsecured	3-month JIBAR plus 1,19%	May 2028	**393 504**	393 789	**393 504**	393 789
DMTN programme: 5 years[1]	Unsecured	3-month JIBAR plus 1,90%	June 2028	**422 251**	422 333	**422 251**	422 333
Standard Bank@[9]	Secured	Prime less 1,90% (2025:1,45%)	July 2028 (2025: June 2025)	**50 257**	59 196		
Standard Bank@[9]	Secured	3-month JIBAR plus 1,56% (2025:1,85%)	July 2028 (2025: May 2025)	**178 323**	178 380		
Absa[7]	Secured	Prime less 0,25%	July 2028 (2025: July 2025)	**106 030**	106 000		
Rand Merchant Bank[4]	Secured	3-month JIBAR plus 1,80%	August 2028	**760 220**	761 497	**760 220**	761 497
DMTN programme: 5 years[1]	Unsecured	3-month JIBAR plus 1,80%	August 2028	**604 764**	605 013	**604 764**	605 013
Standard Bank#[2]	Secured	6-month EURIBOR plus 2,05%	September 2028	**189 156**	210 674		
Rand Merchant Bank[4]	Secured	3-month JIBAR plus 1,46%	November 2028	**354 580**	355 169	**354 580**	355 169

* *Warsaw Interbank Offered Rate (WIBOR).*

Notes to the financial statements continued

for the year ended 30 June 2026

11. Interest-bearing borrowings continued

				GROUP		COMPANY	
		Nominal interest rate	Date of maturity	2026 Carrying amount R'000	2025 Carrying amount R'000	2026 Carrying amount R'000	2025 Carrying amount R'000
Absa[5]	Secured	6-month EURIBOR plus 1,84%	November 2028	**282 463**	–		
Absa[5]	Secured	6-month EURIBOR plus 1,84%	November 2028	**70 168**	–		
Standard Bank[$$ (10)]	Secured	3-month JIBAR plus 1,92%	December 2028 (2025: September 2025)	**177 542**	177 545		
DMTN programme: 3 years[(1)]	Unsecured	3-month JIBAR plus 0,95%	March 2029	**561 732**	–	**561 732**	–
DMTN programme: 5 years[(1)]	Unsecured	3-month JIBAR plus 1,58%	April 2029	**498 860**	499 590	**498 860**	499 590
Nedbank[(3)]	Secured	3-month JIBAR plus 1,58%	May 2029	**600 704**	600 579		
Nedbank[(3)]	Secured	3-month JIBAR plus 1,58%	May 2029	**654 575**	654 599		
Standard Bank[(9)]	Secured	3-month ZARONIA plus 1,69%	June 2029	**150 485**	–		
Standard Bank[(2)]	Secured	3-month JIBAR plus 1,63%	August 2029	**481 099**	481 112		
DMTN programme: 5 years[(1)]	Unsecured	3-month JIBAR plus 1,45%	October 2029	**669 406**	670 482	**669 406**	670 482
Rand Merchant Bank[(4)]	Secured	3-month JIBAR plus 1,53%	November 2029	**303 959**	304 465	**303 959**	304 465
Absa[(5)]	Secured	3-month JIBAR plus 1,59%	December 2029	**503 851**	503 908		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**179 743**	200 338		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**131 062**	146 080		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**187 232**	208 685		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**569 185**	634 402		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**165 700**	–		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**29 489**	–		
ING Bank[#(13)]	Secured	3-month EURIBOR plus 2,25%	January 2030	**125 726**	–		
Nedbank[(3)]	Secured	3-month JIBAR plus 1,64%	May 2030	**590 697**	600 632		
Nedbank[(3)]	Secured	3-month JIBAR plus 1,64%	May 2030	**654 607**	654 630		
DMTN programme: 5 years[(1)]	Unsecured	3-month JIBAR plus 1,34%	May 2030	**433 936**	434 250	**433 936**	434 250
Standard Bank[(2)]	Secured	6-month EURIBOR plus 1,94%	September 2030	**945 681**	–		
BNP Paribas[(8)]	Secured	3-month EURIBOR plus 2,10%	December 2030	**257 912**	–		
BNP Paribas[(8)]	Secured	3-month EURIBOR plus 2,10%	December 2030	**348 982**	–		
DMTN programme: 5 years[(1)]	Unsecured	3-month JIBAR plus 1,13%	March 2031	**495 661**	–	**495 661**	–
DMTN programme: 7 years[(1)]	Unsecured	3-month ZARONIA plus 1,61%	April 2033	**1 627 927**	–	**1 627 927**	–
				27 123 716	26 184 596	**11 571 885**	11 005 069
Current portion included in current liabilities				**(6 448 447)**	(3 011 876)	**(2 086 572)**	(1 397 958)
				20 675 269	23 172 720	**9 485 313**	9 607 111

@ *These facilities were in the process of being refinanced at 30 June 2025. The refinancing of these facilities was completed in July 2025.*
$ *These facilities were early settled during FY2026.*
$$ *These facilities were early refinanced during FY2025.*
Euro-denominated.

Refer to the key on page 49.

Notes to the financial statements continued

for the year ended 30 June 2026

11. Interest-bearing borrowings continued

Interest-bearing borrowings are secured by the following:

	GROUP		
	Investment property^ R'000	Investment in listed equity investment and associate* R'000	Total R'000
2026			
Standard Bank[2] [6] [9] [10] [11]	**13 148 949**	**1 486 671**	**14 635 620**
Rand Merchant Bank[4]	**6 090 521**	**945 765**	**7 036 286**
Absa[5] [7]	**1 267 580**	**626 160**	**1 893 740**
Nedbank[3] [11]	**8 088 644**	**2 955 954**	**11 044 598**
BNP Paribas[8]	**1 379 918**		**1 379 918**
ING Bank[13]	**3 112 437**		**3 112 437**
	33 088 049	**6 014 550**	**39 102 599**
2025			
Standard Bank[2] [6] [9] [10] [11]	12 307 682	2 530 312	14 837 994
Rand Merchant Bank[4]	7 855 916	1 915 475	9 771 391
Absa[5] [7]	1 169 299	576 912	1 746 211
Nedbank[3] [11]	7 436 702	1 562 896	8 999 598
mBank[12]	791 334		791 334
ING Bank[13]	3 087 448		3 087 448
	32 648 381	6 585 595	39 233 976

	COMPANY		
	Investment property^ R'000	Investment in listed equity investment and associate R'000	Total R'000
2026			
Rand Merchant Bank[4]	**5 058 229**	**785 466****	**5 843 695**
	5 058 229	**785 466**	**5 843 695**
2025			
Rand Merchant Bank[4]	7 966 779	1 747 081*	9 713 860
	7 966 779	1 747 081	9 713 860

^ *Subsidiary-held investment property pledged as security for company debt.*

* *Relates to investment in NEPI Rockcastle and the investment in Arbour Town. Refer to note 4 and note 5, respectively.*

** *Relates to investment in Arbour Town.*

11. Interest-bearing borrowings continued

The following covenants are attached to the utilised facilities. The group complied with all covenants at each measurement date during the year. There are no facts or circumstances that indicate the group may have difficulty complying with these covenants during the 12 months following the reporting date:

(1) – *The group LTV ratio may not exceed 50%.*

(1.1) – *The unencumbered asset coverage ratio for these notes shall not be less than 2,50 times.*

(2) – *The total debt to total assets ratio on a group level shall not be more than 50%.*
– *The interest cover ratio (ICR) on total debt for the group shall not be less than 2,00 times (2025: The ICR on total debt for the group shall not be less than 1,80 times up to and including 30 June 2025, and not less than 2,00 times thereafter).*
– *The group's NAV shall not be less than R20 billion.*
– *The group shall hold immovable properties with an open market value of at least R20 billion.*
– *The facility property LTV ratio shall not be greater than 65%.*
– *The ICR on the facility properties and equity shall not be less than 1,80 times (2025: 1,60 times).*
– *Euro exchange rate may not exceed R24/EUR1.*

(3) – *The group ICR is to remain at a level of at least 2,00 times.*
– *The group LTV shall not exceed 50%.*
– *The value of total group unencumbered assets shall be a minimum of 25% of total group assets.*
– *Transactional ICR shall not be less than 1,00 times.*
– *The transactional LTV ratio shall not exceed 65%.*

(4) – *The group consolidated interest-bearing debt to total assets ratio shall be no more than 50%.*
– *The facility interest-bearing debt to asset ratio shall be no more than 50%.*
– *The group consolidated ICR shall be greater than 1,75 times.*
– *The facility ICR shall be greater than 1,75 times.*
– *A minimum NAV of R20 billion must be maintained at all times.*
– *The value of total group unencumbered assets shall be a minimum of 25% of total group assets.*
– *The outstandings mortgaged asset value ratio shall be no less than 55%.*
– *The outstandings mortgaged asset value ratio (including fair value of derivatives) shall be no less than 60%.*

(5) – *The transactional ICR is greater than 1,75 times.*
– *The transaction LTV ratio does not, at any time, exceed 60%.*
– *The corporate ICR ratio is greater than 1,85 times up to and including 31 December 2025, 1,90 times ending 30 June 2026 and 2,00 times thereafter.*
– *The corporate LTV ratio does not exceed 50%.*

(6) – *General banking facility. Covenants as per (2) above.*

(7) – *The facility relates to The Prism.*
– *The transactional LTV ratio will not exceed 70%.*
– *The transactional ICR ratio will not be less than 1,40 times.*

(8) – *The interest service cover ratio (ISCR) shall be more than 1,50 times until 30 June 2027, thereafter it shall be more than 2,00 times.*
– *The projected ISCR shall be more than 1,50 times until 30 June 2026, thereafter it shall be more than 2,00 times.*
– *The LTV ratio shall not exceed 60%.*
– *Negative own capital is prohibited.*

(9) – *(Inofort portfolio) The transactional ICR is not less than 1,45 times (first 12 months), 1,50 times (months 13 to 24), and 1,55 times (months 25 to 36) (2025: The transactional ICR is not less than 1,40 times (first 12 months), 1,50 times (months 13 to 24), 1,55 times (months 25 to 36), and 1,60 times (after month 36)).*
– *The transactional LTV ratio does not exceed 65% (2025: The transactional LTV ratio does not exceed 70% (first 24 months), 67% (months 24 to 36) and 65% (after month 36)).*
– *The Inofort group (Bank debt) LTV ratio does not exceed 75%.*
– *The Inofort group (All debt) LTV ratio does not exceed 90%.*
– *The Inofort group ICR is not less than 1,30 times.*

(10) – *(Friedshelf portfolio) The LTV for this facility shall not be more than 69%.*
– *The transactional ICR is at all times greater than 1,30 times (first 12 months), 1,40 times (months 13 to 24), 1,50 times (months 25 to 36), 1,65 times (months 37 to 48) and 1,80 times (after month 48).*

(11) – *The facility related to the equity collar derivative secured facility. No covenants, only security is applicable to this facility.*

(12) – *The loan-to-cost ratio shall not exceed 65% (applicable to the development facility).*
– *The LTV ratio shall not exceed 65%.*

(13) – *The projected ICR shall be more than 1,60 times.*
– *The LTV ratio shall not exceed 60%.*
– *Each Polish borrower shall not have negative own capital (Fortress Logistics Park Bydgoszcz Sp. Z o.o. and Fortress Logistics Park Zabrze Sp. Z o.o.).*
– *Each Romanian borrower shall not have the value of its net assets below half of its subscribed share capital (Element Distribution Center S.R.L. and Element Distribution Center Faza Doi S.R.L.).*

Notes to the financial statements continued

for the year ended 30 June 2026

11. Interest-bearing borrowings continued

Interest-bearing borrowings are repayable as follows:

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Jun 2026		3 011 876		1 397 958
Jun 2027	**6 448 447**	7 948 799	**2 086 572**	2 798 901
Jun 2028	**6 733 555**	6 697 816	**3 174 268**	3 177 744
Jun 2029	**5 239 859**	3 687 121	**2 780 156**	2 221 269
Jun 2030	**5 025 692**	4 838 984	**1 407 301**	1 409 197
Jun 2031	**2 048 236**		**495 661**	
Jun 2032				
Jun 2033	**1 627 927**		**1 627 927**	
	27 123 716	26 184 596	**11 571 885**	11 005 069

12. Deferred tax

	GROUP	
	2026 R'000	2025 R'000
Deferred tax asset	**2 489**	251 527
Deferred tax liability	**(2 212 118)**	(1 487 570)
Deferred tax comprises the following:		
– Recoupment of investment property-related allowances	**(666 080)**	(518 256)
– Revaluation of investment property	**(2 002 210)**	(1 588 818)
– Revaluation of investments	**144 111**	379 223
– Provisions and income received in advance	**57 582**	–
– Revaluation of derivatives	**178 280**	328 140
– Available losses	**78 688**	163 668
	(2 209 629)	(1 236 043)
Carrying amount at the beginning of the year	**(1 236 043)**	(119 861)
Acquisition – CEE	**505**	(30 095)
Currency translation adjustment	**27 757**	(14 136)
Charged to the statement of comprehensive income	**(1 001 848)**	(1 071 951)
Carrying amount at the end of the year	**(2 209 629)**	(1 236 043)

Deferred tax is provided for at the following rates:

- 27% on derivatives and assessed losses available to the group for South African group companies;
- Effective rate of 21,6% on investment property and investments, after applying the 80% inclusion rate; and
- 19% for Polish subsidiaries and 16% for Romanian subsidiaries.

A deferred taxation asset is recognised for assessed losses to the extent that it is probable that taxable profit will be available against which the assessed losses can be utilised.

13. Trade and other payables

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Trade and other payables include the following:				
At fair value:				
Fair value of currency derivatives	**99 080**	119 000		
Fair value of collar derivatives	**59 693**	59 189		
Fair value of interest rate derivatives	**136 678**	180 716		
	295 451	358 905	**–**	–
At amortised cost:				
Accrued expenses	**911 149**	829 052	**11 865**	1 046
Accrued capital expenditure	**20 028**	18 845		
Tenant deposits	**394 648**	242 901		
	1 325 825	1 090 798	**11 865**	1 046
Prepaid rentals	**33 643**	30 542		
VAT payable	**19 455**	8 681		
	1 674 374	1 488 926	**11 865**	1 046

The group makes use of derivative financial instruments to partially hedge its exposure to interest rate and currency risks. These transactions are mark-to-market after initial recognition and any gains or losses arising are recognised in the statement of comprehensive income as fair value gains/(losses) on derivative financial instruments.

The fair values related to such contracts and commitments are determined on the same basis as described in the policy note for financial instruments and are reported on a gross basis in the statement of financial position as positive and negative replacement values to the extent that set-off is not required by IAS 32: *Financial Instruments: Presentation*.

14. Recoveries and contractual rental revenue

Recoveries and contractual rental revenue are made up as follows:

	GROUP	
	2026 R'000	2025 R'000
Contractual rental revenue	**3 402 143**	3 225 706
Contractual recoveries	**1 505 880**	1 394 760
	4 908 023	4 620 466

Notes to the financial statements continued

for the year ended 30 June 2026

15. Fair value gain/(loss) on derivative financial instruments

	GROUP	
	2026 R'000	2025 R'000
Fair value adjustment of equity collar derivative	**(504)**	45 572
Loss on equity collar derivative realised	**(28 427)**	(112 967)
Fair value adjustment of forward exchange/option contract	**212 003**	(68 844)
Gain on forward exchange/option contract realised	**68 112**	35 884
Amortisation of interest rate caps	**(114 411)**	(104 745)
Swap and cap repricing interest received	**33 698**	162 289
Fair value adjustment on interest rate swaps and caps	**58 296**	(299 905)
Fair value adjustment of cross-currency interest rate swap derivatives	**3 386**	–
Loss on settlement of cross-currency interest rate swap derivatives	**(11 504)**	–
Cross-currency interest received	**10 166**	–
	230 815	(342 716)

16. Property operating expenses

	GROUP	
	2026 R'000	2025 R'000
Utility charges	**(779 811)**	(825 235)
Rates, taxes and levies	**(462 427)**	(416 454)
Repairs and maintenance	**(174 400)**	(124 862)
Property management fees and staff costs	**(142 204)**	(134 616)
Other expenses	**(403 450)**	(405 110)
	(1 962 292)	(1 906 277)

17. Administrative expenses

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Staff and related payroll costs	**(190 055)**	(166 481)	**(9 473)**	(10 466)
Other administrative expenses	**(95 386)**	(97 065)	**(5 309)**	(6 018)
	(285 441)	(263 546)	**(14 782)**	(16 484)

18. Reversal of impairment of investment in subsidiary

	COMPANY	
	2026 R'000	2025 R'000
Capital Property Fund Limited	**2 288 296**	1 940 781
	2 288 296	1 940 781

Investments in subsidiaries are tested for impairment annually or when an impairment indicator is present. An assessment of the carrying amount of the investment in subsidiary is performed annually, given that the recoverable amount of the underlying NAV is recalculated annually. NAV is representative of the recoverable amount (value in use) of the investment, limited to the cost of the original investment (refer to note 28.4).

19. Profit before income tax

19.1 Profit before income tax – disclosable items

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Profit before income tax is stated after charging:				
Auditor's remuneration	**(8 189)**	(8 194)	**(409)**	(430)
Audit fee	**(7 730)**	(7 394)	**(322)**	(261)
– Financial statement audit fees: Group, company and subsidiaries	**(7 487)**	(7 394)	**(322)**	(261)
– Financial statement audit fees: Poland subsidiary	**(243)**			
Other services	**(459)**	(800)	**(87)**	(169)
– Independent review fees: Subsidiaries	**(372)**	(301)		
– Agreed-upon procedures	**–**	(330)		
– Other assurance reports	**(87)**	(169)	**(87)**	(169)
Directors' remuneration[#]				
– Services as director (non-executive)[^]	**(9 473)**	(10 466)	**(9 473)**	(10 466)
– Other services (executive)[$]	**(14 622)**	(25 168)		
Amortisation of tenant installation	**(17 516)**	(16 645)		
Amortisation of letting commission	**(24 043)**	(20 148)		
Property administration fees	**(97 820)**	(95 895)		
Lease payments on premises	**(9 490)**	(6 657)		
Employee cost (excluding directors)	**(165 960)**	(141 606)		

[#] *Details of directors' remuneration are disclosed in note 30.*

[^] *Includes VAT paid to non-executive directors.*

[$] *Excludes remuneration relating to the CSP, as this award is accounted for in terms of IFRS 2:* Share-based Payment*, with the awards valued by way of option valuation methodology and expensed over the vesting period (refer to note 22.3 for directors' participation in incentive scheme).*

Notes to the financial statements continued

for the year ended 30 June 2026

19. Profit before income tax continued

19.2 Reconciliation of profit for the year to amount available for distribution*

	GROUP	
	2026 R'000	**2025 R'000**
Profit for the year	**5 151 934**	2 672 424
Fair value gain on investment property	**(2 396 622)**	(1 791 041)
Fair value (gain)/loss on investment	**(1 196 705)**	1 039 726
Fair value (gain)/loss on derivative financial instruments	**(230 815)**	342 716
Reversal of impairment of investment in associate	**–**	(1 388 641)
Non-distributable income from associate	**(67 375)**	(53 232)
IFRS 2: *Share-based Payment* – employee incentive scheme	**139 613**	103 892
Deferred tax	**1 001 848**	1 071 951
Dividend withholding tax	**8 156**	18 059
Non-controlling interests	**(14 773)**	(8 492)
Antecedent dividend	**59 472**	5 179
Applicable distributable tax charge	**(10 656)**	–
Reclassification of foreign currency translation reserve on deemed disposal of associate	**–**	(313 553)
Realised exchange (gain)/loss – capital	**(1 965)**	164
Unrealised exchange (gain)/loss	**(162 870)**	212 253
Interest on cross-currency swaps	**10 166**	–
Foreign dividend hedging	**68 112**	35 884
Interest rate derivatives	**(80 713)**	57 544
Capitalised interest limitation	**(42 455)**	(48 595)
Amount available for distribution	**2 234 352**	1 956 238
Amount available for interim distribution	**1 070 711**	917 095
Amount available for final distribution	**1 163 641**	1 039 143
	2 234 352	1 956 238
Less: Interim dividend declared	**(1 070 711)**	(917 095)
– FFB shares	**(1 070 711)**	(917 095)
Less: Final dividend declared	**(1 163 641)**	(1 039 143)
– FFB shares	**(1 163 641)**	(1 039 143)
Amount available for distribution retained	**–**	–

* *Disclosure not required per IFRS® Accounting Standards.*

19. Profit before income tax continued

19.2 Reconciliation of profit for the year to amount available for distribution* continued

Dividend per share

The dividend per share relating to earnings for each six-month reporting period declared post each six-month period-end is presented below.

	COMPANY
	Dividend per FFB share Cents
Jun 2026	90,91**
Dec 2025	87,89^
Jun 2025	86,29
Dec 2024	76,15%

** *Determined with reference to total shares in issue, including the FFB accelerated bookbuild – shares to be issued.*

^ *Interim dividend declared in 1H2026, paid in 2H2026.*

% *Interim dividend declared in 1H2025, paid in 2H2025.*

The methodology applied in calculating the distributable income is consistent with that of the prior year.

19.3 Reconciliation of profit for the year to headline earnings

	GROUP	
	2026 R'000	**2025 R'000**
Basic earnings for the year attributable to equity holders	**5 072 607**	2 676 257
Adjusted for:	**(1 864 634)**	(2 243 916)
– Fair value gain on investment property (including straight-lining adjustment)	**(2 232 550)**	(1 595 304)
– Current year income tax effects in respect of investment property	**420 771**	798 256
– Reversal of impairment of investment in associate	**–**	(1 388 641)
– Current year income tax effects in respect of investment in associate	**–**	299 946
– Fair value gain on investment property of associate	**(67 417)**	(56 913)
– Income tax effect	**14 562**	12 293
– Reclassification of foreign currency translation reserve on deemed disposal of associate	**–**	(313 553)
Headline earnings	**3 207 973**	432 341

	GROUP	
	2026 Cents	**2025 Cents**
Basic earnings, diluted earnings, headline earnings and diluted headline earnings per share		
Basic earnings per FFB share	**417,04**	222,87
Diluted earnings per FFB share	**415,10**	221,44
Headline earnings per FFB share	**263,74**	36,00
Diluted headline earnings per FFB share	**262,51**	35,77

Notes to the financial statements continued

for the year ended 30 June 2026

19. Profit before income tax continued

19.4 Weighted average number of shares

Basic earnings per share, diluted earnings per share, headline earnings per share and diluted headline earnings per share are based on the following weighted average shares in issue during the year:

	GROUP	
	2026	**2025**
Weighted average number of shares		
– FFB shares	**1 216 340 134**	1 200 793 388
Weighted average number of FFB shares used in the basic and headline earnings per share calculations	**1 216 340 134**	1 200 793 388
Diluted weighted average number of shares		
– FFB shares	**1 222 028 247**	1 208 552 316
Weighted average number of FFB shares used in the diluted earnings and diluted headline earnings per share calculations	**1 222 028 247**	1 208 552 316
Reconciliation of weighted average number of shares – FFB shares		
Weighted average number of shares used in the calculation of basic and headline earnings per share	**1 216 340 134**	1 200 793 388
CSP share scheme award – dilutive shares	**5 688 113**	7 758 928
Diluted weighted average number of shares used in the calculation of diluted earnings and diluted headline earnings per share	**1 222 028 247**	1 208 552 316

20. Income tax

	GROUP		COMPANY	
	2026 R'000	**2025 R'000**	**2026 R'000**	**2025 R'000**
Normal tax				
Income tax	**(119 082)**	(23 121)	**1 086**	6 764
– Current year	**(130 342)**	(41 221)	**(341)**	
– Prior year	**11 260**	18 100	**1 427**	6 764
Deferred tax	**(1 001 848)**	(1 071 951)		–
Capital gains tax	**(7 158)**	(13 917)		
Dividend withholding tax	**(8 156)**	(18 059)	**(8 156)**	(18 059)
	(1 136 244)	(1 127 048)	**(7 070)**	(11 295)

20. Income tax continued

	GROUP		COMPANY	
	2026 %	**2025 %**	**2026 %**	**2025 %**
Standard tax rate – South Africa	**27,00**	27,00	**27,00**	27,00
Share of non-distributable post-acquisition profits of associates	**(0,29)**	(0,38)		
Tax exempt items	**0,50**	1,57		
Tax exempt items – reversals/impairments of subsidiaries			**(26,93)**	(27,00)
Assessed losses utilised	**(1,20)**	(0,30)	**(0,06)**	
Exempt income – exempt foreign dividends	**(5,02)**	(8,52)		
Income tax – prior period over-provision	**(0,18)**	(0,48)	**(0,06)**	(0,35)
Other non-taxable income	**(0,10)**	(0,04)		
Non-deductible expenses	**0,78**	1,58		
Tax deduction relating to CSP Award Shares not recognised in profit or loss	**(1,33)**	–		
Income received in advance	**–**	(0,01)		
Tax rate differential – CEE	**(1,22)**	0,05		
Capital gains tax – rate differential	**0,11**	0,37		
Dividend withholding tax – rate differential	**0,13**	0,48	**0,36**	0,93
(Recognised)/unrecognised deferred tax asset	**(1,11)**	8,35		
Effective tax rate	**18,07**	29,67	**0,31**	0,58

21. Notes to the statements of cash flows

21.1 Cash generated from/(utilised in) operations

	GROUP		COMPANY	
	2026 R'000	**2025 R'000**	**2026 R'000**	**2025 R'000**
Profit before income tax	**6 288 178**	3 799 472	**2 294 611**	1 940 887
Adjusted for:				
Fair value gain on investment property	**(2 396 622)**	(1 791 041)		
Fair value (gain)/loss on investment	**(1 196 705)**	1 039 726		
Fair value (gain)/loss on derivative financial instruments	**(230 815)**	342 716		
Reversal of impairment of investment in associate	**–**	(1 388 641)		
Reclassification of foreign currency translation reserve on deemed disposal of associate	**–**	(313 553)		
Unrealised foreign exchange (gain)/loss	**(162 870)**	212 253		
IFRS 2: *Share-based Payment* – employee incentive scheme	**139 613**	103 892		
Reversal of impairment of investment in subsidiaries			**(2 288 296)**	(1 940 781)
Income from associates (non-distributable)	**(67 375)**	(53 232)		
Income from associates (distributable, non-cash)	**(65 869)**	(63 531)		
Interest received	**(233 581)**	(106 426)	**(922 928)**	(1 040 056)
Interest on borrowings	**1 803 410**	1 931 797	**901 831**	1 023 466
Capitalised interest	**(42 455)**	(48 595)		
Amortisation of tenant installation	**17 516**	16 645		
Amortisation of letting commission	**24 043**	20 148		
	3 876 468	3 701 630	**(14 782)**	(16 484)
Changes in working capital				
Increase in trade and other receivables	**(70 129)**	(53 639)	**(1 454)**	(4 630)
Increase/(decrease) in trade and other payables	**218 776**	115 067	**(739)**	(271)
	4 025 115	3 763 058	**(16 975)**	(21 385)

Notes to the financial statements continued

for the year ended 30 June 2026

21. Notes to the statements of cash flows continued

21.2 Interest on borrowings (excluding capitalised interest)

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Interest on borrowings per statement of comprehensive income	**(1 803 410)**	(1 931 797)	**(901 831)**	(1 023 466)
Adjusted for capitalised interest paid on development of investment properties[#]	**42 455**	48 595		
Interest accrual adjustments	**(120 035)**	148 309	**(37 112)**	143 070
Interest paid on borrowings (excluding capitalised interest)[$]	**(1 880 990)**	(1 734 893)	**(938 943)**	(880 396)

[#] *Capitalised interest paid on development of investment properties is classified under investing activities in the statements of cash flows.*

[$] *Interest paid on borrowings (excluding capitalised interest) is classified under operating activities in the statements of cash flows.*

21.3 Income tax paid

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Income tax (payable)/received at the beginning of the year	**(78 525)**	(109 346)	**1 180**	1 658
Charged to the statement of comprehensive income during the year	**(134 396)**	(55 097)	**(7 070)**	(11 295)
Income tax payable/(receivable) at the end of the year	**150 430**	78 525	**(317)**	(1 180)
	(62 491)	(85 918)	**(6 207)**	(10 817)

21.4 Loans to group companies (advanced)/repaid

	COMPANY	
	2026 R'000	2025 R'000
Reconciliation of loans to group companies		
Balance of loans to group companies at the beginning of the year	**(10 647 552)**	(13 130 927)
Loans to group companies (advanced)/repaid	**(2 404 002)**	2 483 375
Balance of loans to group companies at the end of the year	**(13 051 554)**	(10 647 552)

21. Notes to the statements of cash flows continued

21.5 Interest-bearing borrowings raised/(repaid)

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Reconciliation of interest-bearing borrowings				
Balance of interest-bearing borrowings at the beginning of the year	**26 184 596**	21 570 923	**11 005 069**	11 551 773
Interest-bearing borrowings raised and drawn	**7 573 024**	9 850 697	**2 722 434**	1 792 470
Interest-bearing borrowings repaid[#]	**(5 928 244)**	(5 774 833)	**(2 118 506)**	(2 482 244)
Interest accrual adjustments	**(120 035)**	148 309	**(37 112)**	143 070
Currency translation difference	**(585 625)**	389 500		
Balance of interest-bearing borrowings at the end of the year	**27 123 716**	26 184 596	**11 571 885**	11 005 069

[#] *Repayments during the year relate to both permanent repayments of interest-bearing borrowings and temporary repayments of access facilities and revolving credit facilities.*

21.6 Loans from group companies advanced

	COMPANY	
	2026 R'000	2025 R'000
Reconciliation of loans from group companies		
Balance of loans from group companies at the beginning of the year	**11 112 952**	9 250 292
Loans from group companies advanced	**465 643**	26 210
Non-cash flow movements on loans from group companies	**1 008 667**	1 836 450
Balance of loans from group companies at the end of the year	**12 587 262**	11 112 952

21.7 Dividends paid

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Total dividends per statement of changes in equity	**(2 230 804)**	(2 129 721)	**(2 200 359)**	(2 125 374)
Distribution *in specie* – NEPI Rockcastle shares	**1 008 667**	1 836 450	**1 008 667**	1 836 450
FFB capitalisation issue	**132 762**	–	**132 762**	–
	(1 089 375)	(293 271)	**(1 058 930)**	(288 924)

Notes to the financial statements continued

for the year ended 30 June 2026

22. Employee incentive scheme

22.1 Conditional Share Plan

Shareholders approved the CSP in December 2019 in terms of which future awards to employees would be made. In accordance with the CSP, two awards were made during the 2026 financial period. The first award was made to executives, management and key staff in the amount of 2 920 110 FFB CSP awards (2025: 2 888 491 FFB CSP awards), while the second award was made to the executives and members of the executive committee based on a matching scheme in the amount of 1 097 316 FFB CSP awards (2025: 1 184 165 FFB CSP awards), whereby the participants would be required to use their after-tax bonus to acquire Fortress shares in the market. To the extent that these shares are still held three years later, Fortress will match the participant on a one-for-one basis. A third CSP award (short-term incentive (STI) conversion award) was granted to the executive directors in September 2025, and vested on 30 September 2025. The award was made in lieu of the STI cash bonus that would otherwise have been payable to the executive directors.

The CSP was introduced with a view to addressing previous concerns raised by shareholders over the appropriateness of the group's historical share schemes in aligning the interests of management and shareholders.

In terms of the CSP rules, a maximum number of shares for any participant was set at 1% of FFA and/or FFB shares, whichever is lower. Although CSP rules limit maximum usage to 5% of FFA and/or FFB shares, whichever is lower, there is no limit on annual usage.

CSP awards made to participants vest at the end of the third-year anniversary date of the award. A combination of financial and non-financial key performance indicators (KPIs) determines the number of shares to be issued to participants at vesting date.

FFA and FFB shares are issued to participants at no consideration on vesting of CSP awards.

Following the implementation of the scheme of arrangement as per the circular to shareholders dated 30 November 2023 (SOA), the 2023 and 2022 awards were amended as there are no longer any FFA shares in issue, and new FFB shares were converted from the old FFA shares at a ratio of 1,4602 new FFB shares for every old FFA share awarded.

The FFB CSP awards were valued using the Black-scholes option valuation model and management has applied its best estimates in determining the outcome of these respective financial and non-financial KPIs.

The total expense relating to the CSP recognised during FY2026 in terms of IFRS 2 amounted to R139,6 million (2025: R103,9 million).

Valuation inputs for determination of fair value at grant date

	GROUP	
	2026	2025
	FFB shares	FFB shares
Implied strike price	–	–
Share price at transaction date	**23,30**	20,19
Risk-free rate (%)	**7,80**	9,40
Dividend yield (%)	**7,51**	6,93
Volatility (%)	**22,00**	20,83
Maturity	**30 Sep 2028**	30 Sep 2027
Management assessment of KPI achievement: ordinary award (%)	**50,00**	50,00
Management assessment of KPI achievement: matching award (%)	**100,00**	100,00
Option value: ordinary award	**18,59**	16,40
Option value: matching award	**18,59**	16,40

22. Employee incentive scheme continued

22.1 Conditional Share Plan continued

CSP share availability and utilisation

	GROUP		
	FFA 000's	FFB 000's	Total shares 000's
CSP approved limit	**51 468**	**51 468**	**102 936**
Annual CSP award made in respect of FY2020			
– Executive directors	(1 130)	(1 130)	(2 260)
– Other participants	(2 334)	(2 334)	(4 668)
Remaining shares available under the CSP at 30 June 2021	**48 004**	**48 004**	**96 008**
Annual CSP awards made in respect of FY2021			
– Executive directors	(3 075)	(3 075)	(6 150)
– Other participants	(4 599)	(4 599)	(9 198)
Remaining shares available under the CSP at 30 June 2022	**40 330**	**40 330**	**80 660**
Annual CSP awards made in respect of FY2022			
– Executive directors	(1 309)	(1 309)	(2 618)
– Other participants	(3 456)	(3 456)	(6 912)
CSP matching shares awarded in respect of FY2022 bonus			
– Executive directors	(607)	(1 467)	(2 074)
– Other participants	(959)	(2 341)	(3 300)
Remaining shares available under the CSP at 30 June 2023	**33 999**	**31 757**	**65 756**
Awards cancelled in respect of 2020 (due to resignations)	454	454	908
Additional shares vesting under 2020 award	(2 238)	(2 238)	(4 476)
Conversion of inflight awards as a result of the SOA	14 005	(5 688)	8 317
Post the SOA	**46 220**	**24 285**	**70 505**
Annual CSP awards made in respect of FY2023			
– Executive directors		(513)	(513)
– Other participants		(2 096)	(2 096)
CSP matching shares awarded in respect of FY2023 bonus			
– Executive directors		(577)	(577)
– Other participants		(955)	(955)
Remaining shares available under the CSP at 30 June 2024	**46 220**	**20 144**	**66 364**
Net cancelled awards in respect of FY2021 (due to resignations)		931	931
Additional shares vesting under FY2021 award		(3 369)	(3 369)
Annual CSP awards made in respect of FY2024			
– Executive directors		(670)	(670)
– Other participants		(2 218)	(2 218)
CSP matching shares awarded in respect of FY2024 bonus			
– Executive directors		(497)	(497)
– Other participants		(687)	(687)
Remaining shares available under the CSP at 30 June 2025	**46 220**	**13 634**	**59 854**
Net cancelled awards in respect of FY2022 (due to resignations)		**2 662**	**2 662**
2025 STI conversion award		**(880)**	**(880)**
Additional shares vesting under FY2022 award		**(5 464)**	**(5 464)**
Annual CSP awards made in respect of FY2025			
– Executive directors		**(641)**	**(641)**
– Other participants		**(2 280)**	**(2 280)**
CSP matching shares awarded in respect of FY2025 bonus			
– Executive directors		**(484)**	**(484)**
– Other participants		**(613)**	**(613)**
Remaining shares available under the CSP at 30 June 2026	**46 220**	**5 934**	**52 154**

Notes to the financial statements continued

for the year ended 30 June 2026

22. Employee incentive scheme continued

22.2 Previous Fortress Share Purchase Trust (Trust)

	2026		2025	
	Number of FFA shares	Number of FFB shares	Number of FFA shares	Number of FFB shares
Maximum shares available to the Trust in terms of the Trust deed	**90 000 000**	**90 000 000**	90 000 000	90 000 000
Issued to the Trust through loan account	**(6 890 000)**	**(6 890 000)**	(6 890 000)	(6 890 000)
Previously issued to the Trust, repaid and not available for reissue	**(80 000 000)**	**(80 000 000)**	(80 000 000)	(80 000 000)
Shares available but unissued	**3 110 000**	**3 110 000**	3 110 000	3 110 000

The table above refers to the previous Trust scheme. As disclosed at 30 June 2018, no further issuances of shares will be undertaken under the previous Trust scheme and the disclosure above excludes shares taken over from the Capital Share Purchase Scheme and the loans to staff who joined from the Resilient scheme.

The participants in the Trust prior to restitution carried the risk associated with the shares issued to them and the loans were full recourse loans.

22.3 Details of directors' participation in incentive scheme

22.3.1 CSP – directors' participation

When shares are issued at vesting under the CSP, this is at no consideration and the strike price is therefore noted as Rnil.

	2026						
	Opening balance – unvested awards	Number of share awards during the year	Strike price/ consid-eration for Award Shares Rand	Vesting dates	Number of shares vested during the year	Share price at vesting date Rand	Closing balance – unvested shares
FFB CSP awards							
Steven Brown							
– Oct 2025 award		**492 750**	**–**	**Sep 2028**	**–**	**–**	**492 750**
– Oct 2024 award	**505 002**	**–**	**–**	**Sep 2027**	**–**	**–**	**505 002**
– Oct 2023 award[$]	**458 412**	**–**	**–**	**Sep 2026**	**–**	**–**	**458 412**
– Oct 2022 award	**1 031 939**	**–**	**–**	**Sep 2025**	**1 494 412**	**22,94[#]**	**–**
– Sep 2025 STI conversion award		**352 163**		**Sep 2025**	**352 163**	**22,94**	
Ian Vorster							
– Oct 2025 award		**338 936**	**–**	**Sep 2028**	**–**	**–**	**338 936**
– Oct 2024 award	**343 005**	**–**	**–**	**Sep 2027**	**–**	**–**	**343 005**
– Oct 2023 award[$]	**342 982**	**–**	**–**	**Sep 2026**	**–**	**–**	**342 982**
– Oct 2022 award	**759 968**	**–**	**–**	**Sep 2025**	**1 032 917**	**22,94[#]**	**–**
– Sep 2025 STI conversion award		**277 919**		**Sep 2025**	**277 919**	**22,94**	
Vuso Majija							
– Oct 2025 award		**292 901**	**–**	**Sep 2028**	**–**	**–**	**292 901**
– Oct 2024 award	**319 479**	**–**	**–**	**Sep 2027**	**–**	**–**	**319 479**
– Oct 2023 award[$]	**289 225**	**–**	**–**	**Sep 2026**	**–**	**–**	**289 225**
– Oct 2022 award	**663 676**	**–**	**–**	**Sep 2025**	**889 132**	**22,94[#]**	**–**
– Sep 2025 STI conversion award		**249 870**		**Sep 2025**	**249 870**	**22,94**	

[#] *Performance criteria for the October 2022 award (specific to the CSP cycle award component only) yielded scores of above-target on both financial measures and at-stretch for both non-financial measures, thus indicating a vesting percentage of 187% of the original awards.*

22. Employee incentive scheme continued

22.3 Details of directors' participation in incentive scheme continued

22.3.1 CSP – directors' participation continued

	2025						
	Opening balance – unvested shares	Number of shares awarded during the year	Strike price/ consid-eration for Award Shares Rand	Vesting dates	Number of shares vested during the year	Share price at vesting date Rand	Closing balance – unvested shares
FFB CSP awards							
Steven Brown							
– Oct 2024 award		505 002	–	Sep 2027	–	–	505 002
– Oct 2023 award[$]	458 412	–	–	Sep 2026	–	–	458 412
– Oct 2022 award	1 031 939	–	–	Sep 2025	–	–	1 031 939
– Oct 2021 award	1 519 803	–	–	Sep 2024	1 519 803	20,22	–
Ian Vorster							
– Oct 2024 award		343 005	–	Sep 2027	–	–	343 005
– Oct 2023 award[$]	342 982	–	–	Sep 2026	–	–	342 982
– Oct 2022 award	759 968	–	–	Sep 2025	–	–	759 968
– Oct 2021 award	1 187 347	–	–	Sep 2024	1 187 347	20,22	–
Vuso Majija							
– Oct 2024 award		319 479	–	Sep 2027	–	–	319 479
– Oct 2023 award[$]	289 225	–	–	Sep 2026	–	–	289 225
– Oct 2022 award	663 676	–	–	Sep 2025	–	–	663 676
– Oct 2021 award	1 092 358	–	–	Sep 2024	1 092 358	20,22	–

[$] *The October 2023 award was made to the executive directors of Fortress on 24 April 2024, post implementation of the SOA, as the award may have constituted a 'prohibited share issue' in terms of the Takeover Regulations Panel regulations while the SOA was in progress.*

23. Capital commitments

	GROUP	
	2026 R'000	2025 R'000
Approved and contracted for	**521 237**	1 577 028
Approved, but not contracted for	**515 688**	391 162
	1 036 925	1 968 190

The commitments relate to property acquisitions, developments and extensions to properties and will be funded by borrowings and the proceeds on sale of non-core investment property.

Notes to the financial statements continued

for the year ended 30 June 2026

24. Segmental reporting

24.1 Segmental statement of financial position at 30 June 2026

	GROUP							
	Retail R'000	Logistics – SA R'000	Logistics – CEE R'000	Industrial R'000	Office R'000	Other* R'000	Corporate R'000	Total R'000
Investment property and investment property under development	11 991 125	19 399 024	6 347 907	2 145 546	769 334	370 000		41 022 936
Property					25 326			25 326
Investment in and loan to associate	945 765							945 765
Investment in listed equity							14 966 915	14 966 915
Deferred tax							2 489	2 489
Trade and other receivables	128 632	223 683	61 049	57 193	16 292	6 814	921 817	1 415 480
Cash and cash equivalents							5 983 870	5 983 870
Other receivable – proceeds from FFB accelerated bookbuild							1 350 000	1 350 000
Non-current assets held for sale		201 108			75 500			276 608
Total assets	13 065 522	19 823 815	6 408 956	2 202 739	886 452	376 814	23 225 091	65 989 389

24.2 Segmental statement of financial position at 30 June 2025

	GROUP							
	Retail R'000	Logistics – SA R'000	Logistics – CEE R'000	Industrial R'000	Office R'000	Other* R'000	Corporate R'000	Total R'000
Investment property and investment property under development	10 864 312	17 708 328	5 336 802	2 307 944	901 455	360 000		37 478 841
Property					24 422			24 422
Investment in and loan to associate	873 361							873 361
Investment in listed equity							14 614 099	14 614 099
Deferred tax							251 527	251 527
Trade and other receivables	114 176	223 575	44 693	62 133	30 101	278	747 345	1 222 301
Cash and cash equivalents							5 252 057	5 252 057
Non-current assets held for sale		24 533		120 500				145 033
Total assets	11 851 849	17 956 436	5 381 495	2 490 577	955 978	360 278	20 865 028	59 861 641

* *Comprises residential units and serviced apartment properties.*

24. Segmental reporting continued

24.3 Segmental statement of comprehensive income for the year ended 30 June 2026

	GROUP							
	Retail R'000	Logistics – SA R'000	Logistics – CEE R'000	Industrial R'000	Office R'000	Other* R'000	Corporate R'000	Total R'000
Contractual rental revenue	1 041 762	1 588 074	336 570	306 434	71 963	57 340		3 402 143
Contractual recoveries	630 735	544 036	182 540	103 359	41 442	3 768		1 505 880
Straight-lining of rental revenue adjustment	17 205	120 659	20 063	3 547	569	2 029		164 072
Revenue from direct property operations	1 689 702	2 252 769	539 173	413 340	113 974	63 137		5 072 095
Revenue from investment							1 168 879	1 168 879
Income from associate	133 244							133 244
Total revenue and income from associate	1 822 946	2 252 769	539 173	413 340	113 974	63 137	1 168 879	6 374 218
Utility charges	(399 082)	(247 363)	(42 524)	(57 412)	(26 893)	(6 537)		(779 811)
Rates, taxes and levies	(110 312)	(224 441)	(76 299)	(28 738)	(20 897)	(1 740)		(462 427)
Repairs and maintenance	(52 446)	(58 991)	(26 621)	(27 336)	(5 921)	(3 085)		(174 400)
Property management fees and staff costs	(74 346)	(27 475)	(6 960)	(23 574)	(4 340)	(5 509)		(142 204)
Other expenses	(119 890)	(124 376)	(67 855)	(63 480)	(23 179)	(4 670)		(403 450)
Staff and related payroll costs							(190 055)	(190 055)
Other administrative expenses							(95 386)	(95 386)
Net operating profit	1 066 870	1 570 123	318 914	212 800	32 744	41 596	883 438	4 126 485

* *Comprises residential units and serviced apartment properties.*

Notes to the financial statements continued

for the year ended 30 June 2026

24. Segmental reporting continued

24.3 Segmental statement of comprehensive income for the year ended 30 June 2026 continued

	GROUP							
	Retail R'000	Logistics – SA R'000	Logistics – CEE R'000	Industrial R'000	Office R'000	Other* R'000	Corporate R'000	Total R'000
Fair value gain investment property net of adjustment resulting from straight-lining of rental revenue	**628 824**	**1 264 393**	**236 645**	**71 733**	**23 261**	**7 694**		**2 232 550**
Fair value gain on investments							**1 196 705**	**1 196 705**
Fair value gain on derivative financial instruments							**230 815**	**230 815**
IFRS 2: *Share-based Payment* – employee incentive scheme							**(139 613)**	**(139 613)**
Foreign exchange (loss)/gain			**(34 664)**				**203 274**	**168 610**
Profit before finance costs and taxation	**1 695 694**	**2 834 516**	**520 895**	**284 533**	**56 005**	**49 290**	**2 374 619**	**7 815 552**
Finance income							**233 581**	**233 581**
Finance costs							**(1 760 955)**	**(1 760 955)**
Profit before taxation	**1 695 694**	**2 834 516**	**520 895**	**284 533**	**56 005**	**49 290**	**847 245**	**6 288 178**
Income tax							**(1 136 244)**	**(1 136 244)**
Profit/(loss) for the year	**1 695 694**	**2 834 516**	**520 895**	**284 533**	**56 005**	**49 290**	**(288 999)**	**5 151 934**

* *Comprises residential units and serviced apartment properties.*

24. Segmental reporting continued

24.4 Segmental statement of comprehensive income for the year ended 30 June 2025

	GROUP							
	Retail R'000	Logistics – SA R'000	Logistics – CEE R'000	Industrial R'000	Office R'000	Other* R'000	Corporate R'000	Total R'000
Contractual rental revenue	1 053 395	1 465 521	206 247	361 778	86 000	52 765		3 225 706
Contractual recoveries	562 642	484 428	124 094	163 804	56 159	3 633		1 394 760
Straight-lining of rental revenue adjustment	25 297	165 519	23 836	(16 996)	(1 426)	(493)		195 737
Revenue from direct property operations	1 641 334	2 115 468	354 177	508 586	140 733	55 905		4 816 203
Revenue from investment							1 199 403	1 199 403
Income from associate	116 763							116 763
Total revenue and income from associate	1 758 097	2 115 468	354 177	508 586	140 733	55 905	1 199 403	6 132 369
Utility charges	(365 903)	(257 839)	(36 065)	(124 916)	(34 321)	(6 191)		(825 235)
Rates, taxes and levies	(97 754)	(187 898)	(41 002)	(43 393)	(44 809)	(1 598)		(416 454)
Repairs and maintenance	(49 204)	(27 280)	(21 093)	(23 221)	(3 307)	(757)		(124 862)
Property management fees and staff costs	(68 687)	(25 037)	(4 457)	(26 651)	(4 428)	(5 356)		(134 616)
Other expenses	(127 760)	(92 033)	(52 294)	(84 968)	(44 385)	(3 670)		(405 110)
Staff and related payroll costs							(166 481)	(166 481)
Other administrative expenses							(97 065)	(97 065)
Net operating profit	1 048 789	1 525 381	199 266	205 437	9 483	38 333	935 857	3 962 546

* *Comprises residential units and serviced apartment properties.*

Notes to the financial statements continued

for the year ended 30 June 2026

24. Segmental reporting continued

24.4 Segmental statement of comprehensive income for the year ended 30 June 2025 continued

	GROUP							
	Retail R'000	Logistics – SA R'000	Logistics – CEE R'000	Industrial R'000	Office R'000	Other* R'000	Corporate R'000	Total R'000
Fair value gain/(loss) investment property net of adjustment resulting from straight-lining of rental revenue	848 135	745 649	(47 860)	32 076	15 718	1 586		1 595 304
Fair value loss on investments							(1 039 726)	(1 039 726)
Fair value loss on derivative financial instruments							(342 716)	(342 716)
IFRS 2: *Share-based Payment* – employee incentive scheme							(103 892)	(103 892)
Reversal of impairment of investments in associates							1 388 641	1 388 641
Reclassification of foreign currency translation reserve on deemed disposal of associate							313 553	313 553
Foreign exchange loss			(12 417)				(185 045)	(197 462)
Profit before finance costs and taxation	1 896 924	2 271 030	138 989	237 513	25 201	39 919	966 672	5 576 248
Finance income							106 426	106 426
Finance costs							(1 883 202)	(1 883 202)
Profit/(loss) before taxation	1 896 924	2 271 030	138 989	237 513	25 201	39 919	(810 104)	3 799 472
Income tax							(1 127 048)	(1 127 048)
Profit/(loss) for the year	1 896 924	2 271 030	138 989	237 513	25 201	39 919	(1 937 152)	2 672 424

* *Comprises residential units and serviced apartment properties.*

25. Contingent liabilities

No contingent liabilities existed at 30 June 2026 and 30 June 2025.

26. Subsequent events

The directors are not aware of any other events subsequent to 30 June 2026, not arising in the normal course of business, which are likely to have a material effect on the financial information contained in this report.

27. Financial instruments

27.1 Credit risk

The carrying amount of financial assets represents the maximum credit exposure to the group and company. The maximum exposure to credit risk at the reporting date was:

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Loan to associate	**517 344**	515 533		
Amounts owing by group companies			**13 051 554**	10 647 552
Trade and other receivables	**1 300 877**	1 162 259	**6 084**	4 630
Other receivable	**1 350 000**	–	**1 350 000**	–
Cash and cash equivalents	**5 983 870**	5 252 057	**–**	1 507 696
	9 152 091	6 929 849	**14 407 638**	12 159 878
Credit risk relating to related parties				
Amounts owing by group companies and associates	**517 344**	515 533	**13 051 554**	10 647 552
Net exposure total loans	**517 344**	515 533	**13 051 554**	10 647 552

Credit risk relating to loan to associate

As at 30 June 2026 and 30 June 2025, in terms of IFRS 9, the group and company have formulated an expectation of ECLs in respect of financial instruments carried at amortised cost, being the loan to associate (company: amounts owing by group companies), with no further material ECLs (Stage 2).

Techniques and methods have remained consistent compared to the prior year.

The loan to associate comprises a loan to Arbour Town. Arbour Town has a positive NAV (refer to note 4).

Any ECL allowance would be immaterial for amounts owing by group companies on the basis that the group applies a policy to manage intragroup loans through a central treasury function. This central treasury function supports all underlying companies within the group, thereby limiting the possibility of default (refer to note 6).

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.1 Credit risk continued

Credit risk relating to trade and other receivables

The maximum exposure to credit risk for trade and other receivables at the reporting date by segment was:

	GROUP	
	2026 R'000	2025 R'000
Retail	**128 632**	114 176
Logistics – SA	**223 683**	223 575
Logistics – CEE	**61 049**	44 693
Industrial	**57 193**	62 133
Office	**16 292**	30 101
Other	**6 814**	278
Corporate	**304 080**	242 049
Corporate – derivatives measured at fair value	**617 737**	505 296
Trade receivables	**1 415 480**	1 222 301
VAT	**(69 431)**	(32 115)
Tenant deposits (limited to tenant arrears)	**(45 172)**	(27 927)
	1 300 877	1 162 259

The group has formulated an expectation of ECLs in respect of trade and other receivables carried at amortised cost, in terms of IFRS 9, and determined this to be immaterial. In line with this expectation, no material allowance for ECLs has been recognised as those receivables with no reasonable expectation of recovery are written off (derecognised) timeously throughout the year due to the nature of tenant arrears and other receivables carried at amortised cost.

Refer to note 7: Trade and other receivables for further details.

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Gross receivables				
Not past due	**679 754**	656 963	**6 084**	4 630
Past due, not impaired	**45 172**	27 927	**–**	–
	724 926	684 890	**6 084**	4 630

Tenant arrears of R9,1 million (2025: R9,0 million) were written off as irrecoverable during the year.

No impairment adjustment is required against the balance of the receivables not already written off.

Techniques and methods have remained consistent compared to the prior year.

	GROUP	
	2026 R'000	2025 R'000
Age analysis of past due and not impaired		
Current	**33 553**	15 152
31 days to 60 days	**–**	7 227
61 days to 90 days	**4 235**	1 085
91 days to 120 days	**–**	847
121 days to 150 days	**234**	3 616
> 150 days	**7 150**	–
	45 172	27 927

27. Financial instruments continued

27.2 Liquidity risk

27.2.1 Liquidity risk – contractual maturities

The following are the contractual maturities of financial liabilities including interest payments and excluding the impact of netting agreements:

	GROUP							
	Carrying value R'000	Contractual outflows R'000	0 – 12 months R'000	2 years R'000	3 years R'000	4 years R'000	5 years R'000	More than 5 years R'000
2026								
Non-derivative financial liabilities								
Interest-bearing borrowings	**27 123 716**	**31 998 030**	**8 283 143**	**8 037 766**	**6 089 747**	**5 481 030**	**2 235 080**	**1 871 264**
Trade and other payables	**1 325 825**	**1 325 825**	**1 325 825**					
	28 449 541	**33 323 855**	**9 608 968**	**8 037 766**	**6 089 747**	**5 481 030**	**2 235 080**	**1 871 264**
Derivative financial liabilities								
Currency forward exchange contracts	**99 080**	**99 080**	**99 080**					
Collar derivatives	**59 693**	**59 693**	**59 693**					
Interest rate derivatives	**136 678**	**136 678**	**136 678**					
	295 451	**295 451**	**295 451**	**–**	**–**	**–**	**–**	**–**
2025								
Non-derivative financial liabilities								
Interest-bearing borrowings	26 184 596	31 387 813	4 988 090	9 482 964	7 648 390	4 218 378	5 049 991	–
Trade and other payables	1 090 798	1 090 798	1 090 798					
	27 275 394	32 478 611	6 078 888	9 482 964	7 648 390	4 218 378	5 049 991	–
Derivative financial liabilities								
Currency forward exchange contracts	119 000	119 000	119 000					
Collar derivatives	59 189	59 189	59 189					
Interest rate derivatives	180 716	180 716	180 716					
	358 905	358 905	358 905	–	–	–	–	–

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.2 Liquidity risk continued

27.2.1 Liquidity risk – contractual maturities continued

	COMPANY							
	Carrying value R'000	Contractual outflows R'000	0 – 12 months R'000	2 years R'000	3 years R'000	4 years R'000	5 years R'000	More than 5 years R'000
2026								
Non-derivative financial liabilities								
Interest-bearing borrowings	**11 571 885**	**14 111 886**	**2 962 832**	**3 812 783**	**3 164 250**	**1 639 976**	**660 781**	**1 871 264**
Trade and other payables	**11 865**	**11 865**	**11 865**					
Amounts owing to group companies	**12 587 262**	**12 587 262**	**3 194 194**	**9 393 068**				
	24 171 012	**26 711 013**	**6 168 891**	**13 205 851**	**3 164 250**	**1 639 976**	**660 781**	**1 871 264**
2025								
Non-derivative financial liabilities								
Interest-bearing borrowings	11 005 069	13 276 090	2 311 340	3 483 085	3 610 510	2 403 054	1 468 101	–
Trade and other payables	1 046	1 046	1 046					
Amounts owing to group companies	11 112 952	11 112 952	2 728 461	8 384 491				
	22 119 067	24 390 088	5 040 847	11 867 576	3 610 510	2 403 054	1 468 101	–

The treasury function is managed on a group basis, by way of the group taking a consolidated view on available cash and facilities. All of the group's facilities, attract interest only with no capital repayments required during the term of the facility.

While each facility has a specific maturity date, refinancing of facilities prior to their maturity dates occurs regularly as part of the group treasury function. The cash inflow or cash outflow in relation to interest-bearing borrowings presented in the statement of cash flows represents the increase or decrease in the consolidated drawn facility pool during the year. Cash flows are monitored on a regular basis to ensure that cash resources are adequate to meet funding requirements.

Those financial liabilities with an indefinite contractual maturity date are not expected to be settled within 12 months. Cash flows are monitored on a regular basis to ensure that cash resources are adequate to meet funding requirements.

27.2.2 Liquidity risk – equity collar derivative

During FY2024, the group entered into an equity collar derivative over 23,4 million NEPI Rockcastle shares, structured together with loan facilities and secured by the collar position to enhance the group's liquidity profile while reducing equity price risk on the NEPI Rockcastle shares.

In FY2025, the collar position in respect of 4,7 million NEPI Rockcastle shares was closed out.

At 30 June 2026, there are two tranches of the collar position against the remaining 18,7 million (2025: 18,7 million) NEPI Rockcastle shares as follows:

- Tranche 1 – During the current financial year, the equity collar over 8,6 million (2025: 8,6 million) NEPI Rockcastle shares, previously held with Standard Bank, was unwound and restruck with Nedbank, resetting the expiries between January 2027 and March 2027 (2025: January 2026 to March 2026). Consequently, the Standard Bank Euro-denominated facility (previously disclosed as Tranche 1 debt) was settled in full and replaced with a new Rand-denominated facility with Nedbank. At 30 June 2026, there is a Nedbank Rand-denominated loan balance of R867,9 million (2025: R965,4 million, Standard Bank Euro-denominated).
- Tranche 2 – Collar position over the 10,1 million NEPI Rockcastle shares. During the current financial year, this position was restructured, extending the associated expiry date to between July 2026 and August 2026 (2025: January 2026 to March 2026). At 30 June 2026, there is a Standard Bank Euro-denominated loan balance of R1 023,5 million (2025: R1 140,9 million).

27. Financial instruments continued

27.3 Market risk

27.3.1 Currency risk

Fortress is exposed to currency risk via its open forward exchange/option contracts, cross-currency interest rate swaps, the Collar facility Euro loan and its direct investments in the CEE region, specifically its Polish and Romanian assets acquired during FY2021 and FY2022, respectively.

Forward exchange/option contracts are entered into to limit exposure to currency fluctuations in foreign income in line with the following policy:

- Hedge 100% of the projected income to be received in the following 12 months;
- Hedge 67% of the projected income to be received in months 13 to 24; and
- Hedge 33% of the projected income to be received in months 25 to 36.

At 30 June 2026, the foreign exchange/option contracts were R207,2 million in-the-money (2025: R4,9 million out-the-money).

Foreign currencies are by nature volatile and inherently difficult to forecast. Accordingly, and by way of illustration, a change of R1 against foreign currency rates (Euro) at the reporting date would have increased/(decreased) equity and profit/(loss) by the amounts shown below.

This analysis assumes that all other variables remain constant. The analysis is performed on the same basis for 2025.

	GROUP							
	Equity		Profit/(loss)		Equity		Profit/(loss)	
	2026 Increase R'000	2026 Decrease R'000	2026 Increase R'000	2026 Decrease R'000	2025 Increase R'000	2025 Decrease R'000	2025 Increase R'000	2025 Decrease R'000
Unrealised and realised forward exchange/ option contracts*	**107 559**	**(107 559)**	**(107 559)**	**107 559**	102 216	(102 216)	(102 216)	102 216
Fortress investment in Europe	**108 863**	**(108 863)**	**21 893**	**(21 893)**	122 661	(122 661)	(1 240)	1 240
Collar facility Euro loan	**(54 650)**	**54 650**	**(54 650)**	**54 650**	(100 000)	100 000	(100 000)	100 000
Cross-currency interest rate swaps	**(14 550)**	**14 550**	**(14 550)**	**14 550**	–	–	–	–
	147 222	**(147 222)**	**(154 866)**	**154 866**	124 877	(124 877)	(203 456)	203 456

* *Any realised gains or losses on the foreign exchange/option contracts in respect of foreign currency fluctuations are negated as a consequence of the NEPI Rockcastle dividend being received at the spot rate and the dividend being hedged in the respective year as per group policy noted above.*

The impact of Polish Zloty and Romanian Leu is not material.

27.3.2 Interest rate risk

	GROUP		COMPANY	
	2026 R'000	2025 R'000	2026 R'000	2025 R'000
Interest-bearing instruments comprise:				
Variable-rate instruments				
Loan to associate	**(517 344)**	(515 533)		
Amounts owing by group companies			**(12 176 205)**	(9 792 168)
Cash and cash equivalents	**(5 983 870)**	(5 252 057)	**–**	(1 507 696)
Interest-bearing borrowings*	**25 232 340**	24 078 189	**11 571 885**	11 005 069
	18 731 126	18 310 599	**(604 320)**	(294 795)

* *Relates only to variable-rate interest-bearing borrowings and excludes fixed-rate facilities.*

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.3 Market risk continued

27.3.2 Interest rate risk continued

The group adopts a guideline of hedging 75% of its exposure to interest rates on borrowings. This is, however, reviewed on an ongoing basis for appropriateness and adjusted where considered necessary relative to the current interest rate cycle.

Instruments that contractually mature after 12 months can be terminated by management at its discretion.

Details of the local interest rate swap and cap expiry profiles at year-end are:

	GROUP			
	Swap maturity	Nominal amount R'000	Average swap rate %	Fair value R'000
2026	**Jun 2027**	**1 416 000**	**7,03**	**(3 258)**
	Jun 2028	**989 000**	**6,78**	**4 834**
	Jun 2029	**250 000**	**7,07**	**868**
		2 655 000	**6,94**	**2 444**

	GROUP			
	Cap maturity	Nominal amount R'000	Average cap rate %	Fair value R'000
2026	**Jun 2027**	**1 925 000**	**6,23**	**15 733**
	Jun 2028	**3 462 500**	**6,94**	**33 418**
	Jun 2029	**2 800 000**	**7,67**	**19 782**
	Jun 2030	**300 000**	**8,23**	**2 821**
	Jun 2031	**2 339 000**	**7,99**	**43 380**
		10 826 500	**7,26**	**115 134**

	GROUP			
	Forward cap maturity	Nominal amount R'000	Average cap rate %	Fair value R'000
2026	Jun 2031	1 205 000	7,85	21 922
		1 205 000	7,85	21 922

27. Financial instruments continued

27.3 Market risk continued

27.3.2 Interest rate risk continued

	GROUP			
	Swap maturity	Nominal amount R'000	Average swap rate %	Fair value R'000
2025	Jun 2026	2 039 000	7,01	(69)
	Jun 2027	1 416 000	7,03	(2 528)
	Jun 2028	989 000	6,78	4 510
		4 444 000	6,97	1 913

	GROUP			
	Cap maturity	Nominal amount R'000	Average cap rate %	Fair value R'000
2025	Jun 2026	562 500	5,11	8 319
	Jun 2027	1 925 000	6,23	30 181
	Jun 2028	3 462 500	6,94	42 426
	Jun 2029	2 800 000	7,67	24 827
	Jun 2030	300 000	8,23	3 844
	Jun 2031	1 200 000	8,11	31 275
		10 250 000	7,08	140 872

	GROUP			
	Forward cap maturity	Nominal amount R'000	Average swap rate %	Fair value R'000
2025	Jun 2031	2 344 000	7,85	62 469
		2 344 000	7,85	62 469

Details of the foreign interest rate swaps and expiry profile at year-end are:

	GROUP			
	Swap maturity	Nominal amount EUR'000	Average swap rate %	Fair value R'000
2026	**Jun 2030**	**74 140**	**2,28**	**11 984**
	Jun 2031	**32 414**	**2,96**	**(9 494)**
		106 554	**2,49**	**2 490**
2025	Jun 2030	57 000	2,22	(6 212)
		57 000	2,22	(6 212)

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.3 Market risk continued

27.3.2 Interest rate risk continued

Details of the foreign interest rate cap expiry profile at year-end are:

	GROUP			
	Cap maturity	Nominal amount EUR'000	Average cap rate %	Fair value R'000
2026	**Jun 2027**	**15 000**	**0,00**	**6 484**
	Jun 2031	**74 155**	**2,54**	**29 378**
		89 155	**2,11**	**35 862**
2025	Jun 2027	15 000	0,00	11 467
	Jun 2031	24 155	3,16	11 343
		39 155	1,95	22 810

Interest rate benchmark reform – JIBAR

In South Africa, JIBAR is being replaced by ZARONIA.

The South African Reserve Bank formally announced on 3 December 2025 that JIBAR will be permanently discontinued immediately after its final publication on 31 December 2026. ZARONIA has been designated as the successor reference rate to replace JIBAR.

During the current year, the group continued to monitor developments relating to JIBAR reform, including the announced cessation date, market guidance on the transition to ZARONIA, contractual fallback language and the potential impact on existing funding and hedging arrangements. At 30 June 2026, the group's JIBAR-linked instruments had not yet transitioned to ZARONIA and therefore continue to reference JIBAR; refer to note 11.

As at 30 June 2026, Fortress continues to monitor a comprehensive group-wide transition programme to assess exposures to JIBAR, amend legal agreements where required, adjust operational processes and upgrade systems for ZARONIA adoption. The group has identified its JIBAR-linked instruments and is assessing the contractual, accounting, valuation, operational and risk management implications of transitioning these instruments to ZARONIA.

Based on the group's current assessment, management does not expect the transition from JIBAR to ZARONIA to have a material impact on the group's financial position, financial performance or cash flows.

	GROUP	
	2026 Nominal amount R'000	2025 Nominal amount R'000
JIBAR-linked instruments:		
Non-derivative financial assets	**–**	–
Non-derivative financial liabilities	**(18 562 989)**	(19 432 607)
Derivative financial instruments	**13 481 500**	14 694 000
	(5 081 489)	(4 738 607)

27. Financial instruments continued

27.3 Market risk continued

27.3.2 Interest rate risk continued

Effective interest rates and repricing

The effective interest rates at the statement of financial position date and the periods in which the borrowings reprice are reflected in note 11.

Cash flow sensitivity analysis for variable-rate instruments

Interest

Interest rates are by nature volatile and inherently difficult to forecast. Accordingly, and by way of illustration, a change of 100bps in interest rates at the reporting date would have increased/(decreased) profit or loss by the amounts shown in the table below. This analysis assumes that all other variables remain constant. There have been no changes to the methods and assumptions applied in the prior year.

	GROUP		COMPANY	
	Profit or loss and equity		Profit or loss and equity	
	Increase R'000	Decrease R'000	Increase R'000	Decrease R'000
2026				
Loan to associate	**5 173**	**(5 173)**		
Cash and cash equivalents	**59 839**	**(59 839)**		
Interest-bearing borrowings	**(252 323)**	**252 323**	**(115 719)**	**115 719**
Amounts owing by group companies			**121 762**	**(121 762)**
Interest rate derivatives	**157 577**	**(157 577)**		
Cash flow sensitivity (net)	**(29 734)**	**29 734**	**6 043**	**(6 043)**
2025				
Loan to associate	5 155	(5 155)		
Cash and cash equivalents	52 521	(52 521)	15 077	(15 077)
Interest-bearing borrowings	(240 782)	240 782	(110 051)	110 051
Amounts owing by group companies			97 922	(97 922)
Interest rate derivatives	167 006	(167 006)		
Cash flow sensitivity (net)	(16 100)	16 100	2 948	(2 948)

27.3.3 Equity price risk

The carrying amount of financial assets represents the maximum exposure to equity price risk at the statement of financial position date as follows:

	GROUP	
	2026 R'000	2025 R'000
Investment in listed equity	**14 966 915**	14 614 099
	14 966 915	14 614 099

Listed equities are by nature volatile and inherently difficult to forecast. Accordingly, and by way of illustration, a 1% change in the market value of the investment in listed equity would have increased/(decreased) equity and profit or loss by the amounts shown below. This analysis assumes that all other variables remain constant. There have been no changes to the methods and assumptions applied from the prior year.

	GROUP	
	2026 R'000	2025 R'000
Investment in listed equity – 1% increase	**149 669**	146 141
Investment in listed equity – 1% decrease	**(149 669)**	(146 141)

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.4 Fair values

The fair values of all financial instruments are substantially the same as the carrying amounts reflected on the statement of financial position, other than investments in subsidiaries which are carried at cost less any accumulated impairment losses.

	GROUP			
	Fair value through profit or loss R'000	Financial assets at amortised cost R'000	Financial liabilities at amortised cost R'000	Total carrying amount R'000
2026				
Investment in listed equity	**14 966 915**			**14 966 915**
Loan to associate		**517 344**		**517 344**
Trade and other receivables (excluding derivative debtors marked * below)[$]		**1 004 097**		**1 004 097**
*Interest rate derivatives debtor	**32 331**			**32 331**
*Currency derivatives debtor	**306 235**			**306 235**
*Cross-currency derivatives debtor	**3 386**			**3 386**
Other receivable – proceeds from FFB accelerated bookbuild		**1 350 000**		**1 350 000**
Cash and cash equivalents		**5 983 870**		**5 983 870**
Interest-bearing borrowings**			**(27 123 716)**	**(27 123 716)**
Trade and other payables (excluding derivative creditors marked # below)[$]			**(1 325 825)**	**(1 325 825)**
#Interest rate derivatives creditor	**(136 678)**			**(136 678)**
#Collar derivatives creditor	**(59 693)**			**(59 693)**
#Currency derivatives creditor	**(99 080)**			**(99 080)**
	15 013 416	**8 855 311**	**(28 449 541)**	**(4 580 814)**
2025				
Investment in listed equity	14 614 099			14 614 099
Loan to associate		515 533		515 533
Trade and other receivables (excluding derivative debtors marked * below)[$]		1 058 106		1 058 106
*Interest rate derivatives debtor	17 928			17 928
*Currency derivatives debtor	114 152			114 152
Cash and cash equivalents		5 252 057		5 252 057
Interest-bearing borrowings**			(26 184 596)	(26 184 596)
Trade and other payables (excluding derivative creditors marked # below)[$]			(1 090 798)	(1 090 798)
#Interest rate derivatives creditor	(180 716)			(180 716)
#Collar derivatives creditor	(59 189)			(59 189)
#Currency derivatives creditor	(119 000)			(119 000)
	14 387 274	6 825 696	(27 275 394)	(6 062 424)

** *Interest-bearing borrowings are actively managed and routinely refinanced. As interest rates are variable and tied to prevailing market benchmarks, the carrying amount approximates fair value.*

[$] *Short-term in nature.*

27. Financial instruments continued

27.4 Fair values continued

	COMPANY			
	Fair value through profit or loss R'000	Financial assets at amortised cost R'000	Financial liabilities at amortised cost R'000	Total carrying amount R'000
2026				
Amounts owing by group companies		**13 051 554**		**13 051 554**
Trade and other receivables[$]		**6 084**		**6 084**
Interest-bearing borrowings**			**(11 571 885)**	**(11 571 885)**
Trade and other payables[$]			**(11 865)**	**(11 865)**
Amounts owing to group companies			**(12 587 262)**	**(12 587 262)**
	–	**13 057 638**	**(24 171 012)**	**(11 113 374)**
2025				
Amounts owing by group companies		10 647 552		10 647 552
Trade and other receivables[$]		4 630		4 630
Interest-bearing borrowings**			(11 005 069)	(11 005 069)
Trade and other payables[$]			(1 046)	(1 046)
Amounts owing to group companies			(11 112 952)	(11 112 952)
	–	10 652 182	(22 119 067)	(11 466 885)

** *Interest-bearing borrowings are actively managed and routinely refinanced. As interest rates are variable and tied to prevailing market benchmarks, the carrying amount approximates fair value.*

[$] *Short-term in nature.*

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.5 Fair value hierarchy for financial instruments and investment property

The table below analyses financial instruments, investment property and investment property under development carried at fair value, by valuation method. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value. The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities.
- Level 2: inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

There were no transfers between levels 1, 2 and 3 during the year. The group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

	GROUP		
	Level 1 R'000	Level 2 R'000	Level 3 R'000
2026			
Assets			
Investment in listed equity	**14 966 915**		
Investment property			**39 580 019**
Investment property under development			**1 719 525**
Property			**25 326**
Interest rate derivatives debtor		**32 331**	
Currency derivatives debtor		**306 235**	
Cross-currency interest rate derivatives		**3 386**	
	14 966 915	**341 952**	**41 324 870**
Liabilities			
Interest rate derivatives creditor		**(136 678)**	
Collar derivatives creditor		**(59 693)**	
Currency derivatives creditor		**(99 080)**	
		(295 451)	**–**
2025			
Assets			
Investment in listed equity	14 614 099		
Investment property			35 840 179
Investment property under development			1 783 695
Property			24 422
Interest rate derivatives debtor		17 928	
Currency derivatives debtor		114 152	
	14 614 099	132 080	37 648 296
Liabilities			
Interest rate derivatives creditor		(180 716)	
Collar derivatives creditor		(59 189)	
Currency derivatives creditor		(119 000)	
		(358 905)	–

27. Financial instruments continued

27.5 Fair value hierarchy for financial instruments and investment property continued

The following table shows the valuation techniques used in measuring level 2 and 3 fair values, as well as the significant unobservable inputs used:

Type	Valuation technique	Unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Investment property and investment property under development	Fair value is determined by either the discounted cash flow model or capitalising the net revenue stream evidenced by market-related rentals and deducting market-related expenses. Undeveloped land value added to the capitalised value is based on comparative sales of similar land. Undeveloped land values may be determined based on residual land values with reference to valuations of developed land/completed properties. Assumptions are made on the expiry of leases for some vacancy, as well as market-related rentals. Capital costs in respect of fit-outs for new tenants, as well as agency commission fees are calculated into the cash flow. Among other factors, the capitalisation rate estimation considers the quality of the building, its location, the tenants' credit quality and their lease terms. Refer to note 3 and the following table for valuation techniques used#.	Significant unobservable inputs are: • Discount rates; • Equivalent yield rates; and • Exit capitalisation rates (refer to note 27.5.2 for sensitivity testing of the rates). Other unobservable inputs are: • Estimated market rentals at the end of existing leases; • Vacancy periods; • Expected market rental growth; • Property operating expense growth; • Occupancy rate; • Maintenance costs; and • Capital costs such as new tenant fit-outs and agency commission fees.	The estimated fair value would increase if: • Discount rates declined; • Capitalisation rates declined; • The expected market rental growth increased; • Vacancy periods decreased; • Property operating expense growth rates declined; • Maintenance costs declined; and • Capital costs declined.
Derivative assets and liabilities: interest rate swaps and caps	Valued by discounting the future cash flows using the applicable swap curve at the dates when the cash flows will take place*.	Other unobservable inputs include: • Market volatility.	Not applicable.
Derivative assets and liabilities: equity collar derivative	Valued using option valuation methodology in respect of the put and call option components inherent in the equity collar derivative*.	Other unobservable inputs include: • Volatility of equity share price.	The estimated fair value would increase if: • The underlying equity price declines.
Derivative assets and liabilities: forward exchange/ option contracts	Valued by discounting the forward rates applied at year-end to the open hedged positions*.	Other unobservable inputs include: • Market volatility.	Not applicable.

\# *The valuations of investment property (excluding investment property under development) have been performed externally. The valuations of investment property under development were performed internally.*

* *The valuations of the interest rate, currency and equity collar derivatives have been performed externally.*

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.5 Fair value hierarchy for financial instruments and investment property continued

27.5.1 Significant unobservable inputs – valuation of investment property (South African and CEE portfolios)

	GROUP								
Valuer	Method	Discount rate range %	Exit capitalisation rate range %	Equivalent yield range %	Expected market rental growth %	Expected expense growth %	Vacancy period	Number of properties valued (excluding development)	Sector or location valued
2026									
CBRE Excellerate	**Discounted cash flow**	**13,00 – 17,00**	**8,50 – 12,75**	#	**4,75**	**7,00**	**0 – 15 months**	**82**	**Gauteng logistics and industrial portfolio**
Mills Fitchet Magnus Penny	**Discounted cash flow**	**12,50 – 14,50**	**7,50 – 9,50**	#	**5,00**	**6,00**	**0 months**	**50**	**Large retail portfolio and large logistics portfolio in Gauteng, KwaZulu-Natal and Western Cape**
Quadrant Properties	**Discounted cash flow**	**13,25 – 15,75**	**8,50 – 11,00**	#	**5,50**	**5,75**	**0 months**	**56**	**Retail portfolio (smaller non-metropolitan centres)**
Strata Properties	**Discounted cash flow**	**15,00 – 15,75**	**10,25 – 11,00**	#	**5,50**	**5,75**	**0 months**	**13**	**Office portfolio**
Cushman and Wakefield	**Discounted cash flow**	**9,35**	**7,50**	#	**2,00**	**2,00 (CPI)**	**4 – 9 months**	**3**	**Romanian logistics portfolio**
Axi Immo Valuation and Advisory	**Hardcore/ layer method**	**N/A**	**6,00 – 8,30**	**6,00 – 7,80**	**N/A**	**N/A**	**6 – 18 months**	**16**	**Polish logistics portfolio**
2025									
CBRE Excellerate	Discounted cash flow	13,00 – 17,00	8,50 – 12,75	#	4,75	7,00	0 – 15 months	93	Gauteng logistics and industrial portfolio
Mills Fitchet Magnus Penny	Discounted cash flow	12,50 – 14,25	7,50 – 9,25	#	5,00	6,00	0 – 9 months	48	Large retail portfolio and large logistics portfolio in Gauteng, KwaZulu-Natal and Western Cape
Quadrant Properties	Discounted cash flow	13,00 – 15,75	8,50 – 12,00	#	4,75	5,00 – 5,50	0 months	42	Retail portfolio (smaller non-metropolitan centres)
Strata Properties	Discounted cash flow	14,25 – 15,75	10,50 – 12,25	#	4,75	5,50	0 months	16	Office portfolio
Cushman and Wakefield	Discounted cash flow	9,35	7,50	#	2,00	2,00 (CPI)	4 – 9 months	3	Romanian logistics portfolio
Axi Immo Valuation and Advisory	Hardcore/ layer method	N/A	6,00 – 6,50	6,00 – 6,50	N/A	N/A	6 months	13	Polish logistics portfolio

Valuations performed applying discounted cash flow methodology.

27. Financial instruments continued

27.5 Fair value hierarchy for financial instruments and investment property continued

27.5.2 Effect on valuation of investment property

The most significant unobservable inputs in respect of the external valuations performed for investment property are discount rates, exit capitalisation rates and equivalent yields. The sensitivity of these valuation inputs is disclosed below.

2026 financial year

	GROUP											
				Change in discount rate				Change in exit capitalisation rate				
SA portfolio	Valuation R'000	Weighted average exit capitalisation rate %	Weighted average discount rate %	Decrease of 50bps (Romania: 25bps) R'000	%	Increase of 50bps (Romania: 25bps) R'000	%	Decrease of 50bps (Romania: 25bps) R'000	%	Increase of 50bps (Romania: 25bps) R'000	%
Sector											
Office	**642 650**	**10,49**	**15,24**	**12 464**	**1,94**	**(12 173)**	**(1,89)**	**19 189**	**2,99**	**(17 592)**	**(2,74)**
Logistics	**18 441 628**	**8,35**	**13,18**	**423 368**	**2,30**	**(412 413)**	**(2,24)**	**705 081**	**3,82**	**(629 012)**	**(3,41)**
Retail	**11 896 987**	**8,91**	**13,73**	**237 655**	**2,00**	**(232 057)**	**(1,95)**	**469 201**	**3,94**	**(420 521)**	**(3,53)**
Industrial	**2 145 546**	**9,95**	**14,33**	**55 403**	**2,58**	**(21 109)**	**(0,98)**	**87 644**	**4,08**	**(47 482)**	**(2,21)**
Other	**370 000**	**10,50**	**15,25**	**7 007**	**1,89**	**(6 843)**	**(1,85)**	**11 407**	**3,08**	**(10 408)**	**(2,81)**
Total	**33 496 811**			**735 897**		**(684 595)**		**1 292 522**		**(1 125 015)**	
Romanian portfolio											
Logistics	**640 332**	**7,50**	**9,35**	**11 983**	**1,87**	**(11 796)**	**(1,84)**	**12 170**	**1,90**	**(11 796)**	**(1,84)**
Total	**640 332**			**11 983**		**(11 796)**		**12 170**		**(11 796)**	

	GROUP					
			Change in equivalent yield			
	Valuation R'000	Weighted average equivalent yield %	Decrease of 25bps R'000	%	Increase of 25bps R'000	%
Polish portfolio						
Logistics	**5 191 594**	**6,34**	**240 780**	**4,64**	**(221 121)**	**(4,26)**
Total	**5 191 594**		**240 780**		**(221 121)**	

Notes to the financial statements continued

for the year ended 30 June 2026

27. Financial instruments continued

27.5 Fair value hierarchy for financial instruments and investment property continued

27.5.2 Effect on valuation of investment property continued

2025 financial year

	GROUP										
				Change in discount rate				Change in exit capitalisation rate			
SA portfolio	Valuation R'000	Weighted average exit capitalisation rate %	Weighted average discount rate %	Decrease of 50bps (Romania: 25bps) R'000	%	Increase of 50bps (Romania: 25bps) R'000	%	Decrease of 50bps (Romania: 25bps) R'000	%	Increase of 50bps (Romania: 25bps) R'000	%
Sector											
Office	775 866	11,47	15,22	14 997	1,93	(14 647)	(1,89)	23 318	3,01	(21 365)	(2,75)
Logistics	16 654 460	8,39	13,21	385 320	2,31	(412 934)	(2,48)	557 721	3,35	(535 841)	(3,22)
Retail	10 818 492	9,18	13,73	210 090	1,94	(207 195)	(1,92)	413 458	3,82	(372 761)	(3,45)
Industrial	2 307 944	10,09	14,41	41 181	1,78	(40 153)	(1,74)	74 465	2,22	(67 328)	(2,91)
Other	360 000	11,01	15,39	6 812	1,89	(6 654)	(1,85)	10 939	3,14	(9 988)	(2,77)
Total	30 916 762			658 400		(681 583)		1 079 901		(1 007 283)	
Romanian portfolio											
Logistics	718 303	7,50	9,35	12 312	1,71	(12 104)	(1,69)	12 312	1,71	(11 686)	(1,63)
Total	718 303			12 312		(12 104)		12 312		(11 686)	

	GROUP					
			Change in equivalent yield			
	Valuation R'000	Weighted average equivalent yield %	Decrease of 25bps R'000	%	Increase of 25bps R'000	%
Polish portfolio						
Logistics	4 109 036	6,05	183 258	4,46	(187 352)	(4,56)
Total	4 109 036		183 258		(187 352)	

28. Accounting estimates and judgements

Management discusses with the audit committee the development, selection and disclosure of the group's critical accounting policies and estimates and the application of these policies and estimates.

28.1 Investment property

The valuations of the group's investment property portfolio performed by external valuers are inherently subjective and a degree of judgement is required in respect of certain assumptions used in the valuations, including judgement in respect of the determination of future cash flows and appropriate capitalisation and discount rates. As a result, the valuations are subject to a degree of uncertainty, and assumptions may prove not to be accurate.

In the current and prior financial year, the Polish portfolio valuers issued their valuation reports with a caveat in respect of potential greater volatility to the value of the asset than what would usually be expected due to the Russian full-scale invasion of Ukraine.

Key valuation assumptions – 2026 and 2025 financial years

None of the property valuations fell outside of the ranges of unobservable inputs reflected in note 27.5.1.

28. Accounting estimates and judgements continued

28.2 Investment property under development

All costs directly associated with the purchase and construction of a property, and all subsequent capital expenditures for the development qualifying as acquisition costs, are capitalised. In accordance with IAS 23: *Borrowing Costs*, borrowing costs are capitalised to the extent that they are directly attributable to the acquisition, construction or production of a qualifying asset.

The fair value of investment properties under development is determined internally by the board of directors for year-end reporting periods, and is assumed to be the cost thereof, unless market factors indicate that the fair value of investment properties under development is materially different to the carrying value, in which case an internal valuation is performed, and investment properties under development are revalued to fair value.

No material fair value losses were recognised in 2026 and 2025.

28.3 Impairment of assets

The group tests whether assets have suffered any impairment in accordance with the accounting policy stated in note 1.5. Estimates are based on interpretation of generally accepted industry-based market forecasts.

28.4 Impairment of subsidiaries

NAV is representative of the recoverable amount (value in use) of an underlying investment in a subsidiary. NAV of underlying subsidiaries will fluctuate depending on the distribution of assets and fair value movements on underlying investments which are revalued annually. In determining NAV, listed equity investments are revalued at the closing trade price on the relevant exchange, while investment property is externally revalued by independent third-party property valuers. Investments in subsidiaries are tested for impairment annually against the NAV of the underlying applicable subsidiary.

29. Related party transactions

29.1 Parent entity

The holding company is Fortress Real Estate Investments Limited.

29.2 Identity of related parties with whom material transactions have occurred

NEPI Rockcastle and Arbour Town: the group's investment in listed equity and investment in associate, respectively, and directors of the group are related parties.

The investment in listed equity is identified in note 5. The investment in associate is identified in note 4. The subsidiaries in the group are identified in note 6. The directors are listed in the directors' report.

29.3 Town planning services from an independent non-executive director

TC Chetty & Associates, in respect of which TC Chetty is a shareholder and director, provided town planning services to Fortress. The total quantum of services rendered amounted to Rnil for the year ended 30 June 2026 (2025: R201 483).

29.4 Material related party transactions

The loan advanced to the associate is set out in note 4.

Amounts owing (to)/by subsidiaries are set out in note 6.

Employee incentive scheme awards to directors are set out in note 22.

Remuneration paid to directors is set out in note 30.

Notes to the financial statements continued

for the year ended 30 June 2026

30. Directors' remuneration

The following remuneration was paid to directors (paid by subsidiaries of Fortress):

	GROUP					
	Remu-neration R'000	Associate company directors' fees R'000	Provident fund contribution R'000	STI bonus R'000	CSP award vesting R'000	Total R'000
2026						
Executive directors						
Steven Brown	**4 543**	**1 776**	**239**	**8 079**#	**34 282**	**48 919**
Ian Vorster	**4 801**		**253**	**6 375**#	**23 695**	**35 124**
Vuso Majija	**4 547**		**239**	**5 732**#	**20 397**	**30 915**
	13 891	**1 776**	**731**	**20 186**	**78 374**	**114 958**
2025						
Executive directors						
Steven Brown	4 369	1 724	230	2 009*	30 730	39 062
Ian Vorster	4 617		243	4 627*	24 008	33 495
Vuso Majija	4 372		230	4 471*	22 087	31 160
	13 358	1 724	703	11 107	76 825	103 717

2026: Short-term performance incentive (STI) relating to FY2025 was paid in 2026. The STI bonuses of the executive directors were not paid in cash, but were discharged through the issuance of new FFB shares.

* *2025: STI relating to FY2024 was paid in 2025.*

Executive directors are appointed on a permanent basis and are employed under formal employment contracts. Notice periods are sufficient to ensure continuity and stability in executive leadership in the event of an executive director's departure. The employment contracts do not contain any provisions that provide for guaranteed bonuses or excessive severance payments. Any payments upon termination are limited to the notice period and accrued benefits as contractually agreed.

30. Directors' remuneration continued

	GROUP AND COMPANY	
	2026 For services as a director (paid by the company) R'000	2025 For services as a director (paid by the company) R'000
Non-executive directors		
Herman Bosman@^	**1 732**!	927!
Jon Hillary*	**1 453**!	1 256!
Eddy Oblowitz	**1 261**!	1 228!
Sue Ludolph	**1 049**	1 048
TC Chetty	**1 033**	1 045
Nonhlanhla Mayisela@"	**1 023**	685
Caswell Rampheri	**962**	980
Venessa Naidoo*	**960**!	300!
Robin Lockhart-Ross+	**–**	1 530!
Jan Potgieter$	**–**	556!
Ina Lopion~	**–**	911
	9 473	10 466

@ *Nonhlanhla Mayisela and Herman Bosman were appointed as independent non-executive directors to the board effective 29 August 2024.*

^ *Herman Bosman was appointed as lead independent director of Fortress and a member of the property and investment committee on 3 December 2024 following Jan Potgieter's retirement, and was appointed as the chairman of the board and chairman of the nomination committee, effective 1 July 2025, following Robin Lockhart-Ross's retirement.*

* *Jon Hillary was appointed as chairman of the property and investment committee on 3 December 2024 following Jan Potgieter's retirement. Jon Hillary was also appointed as a member of the nomination committee effective 1 July 2025.*

" *Nonhlanhla Mayisela was appointed as chairperson of the risk committee and as a member of the property and investment committee effective 30 June 2025.*

* *Venessa Naidoo was appointed as an independent non-executive director, as a member of the audit committee and as a member of the risk committee effective 20 March 2025.*

\+ *Robin Lockhart-Ross retired as an independent non-executive director, chairman of the board and chairman of the nomination committee effective 30 June 2025.*

$ *Jan Potgieter retired as an independent non-executive director, lead independent director, chairman of the property and investment committee, and a member of both the nomination committee and the audit committee on 3 December 2024.*

~ *Ina Lopion retired as an independent non-executive director of Fortress, chairperson of the risk committee and member of the property and investment committee effective 30 June 2025.*

! *Amount inclusive of VAT.*

In the instance of executive directors, all remuneration was paid by subsidiaries in the group. Non-executive remuneration was paid by the company.

Fortress has no prescribed officers in terms of section 1 of the Companies Act. Directors' interests in contracts are disclosed in note 29: Related party transactions.

Non-executive directors do not have contracts of employment. They serve on the board to provide oversight and strategic guidance and are appointed by way of letters of appointment in terms of the company's MOI. The MOI further provides that non-executive directors are confirmed by shareholders at the first AGM after their appointment and thereafter at three-yearly intervals when they must retire by rotation and offer themselves for re-election.

Notes to the financial statements continued

for the year ended 30 June 2026

30. Directors' remuneration continued

30.1 Beneficial shareholding of directors and officers

	Direct holding	Indirect holding	Associate holding	Total shares held	% of issued shares
2026					
Fortress – FFB shares					
Steven Brown	**4 938 235^**		**4 938 235**	**0,40**
Ian Vorster	**3 226 283**		**3 226 283**	**0,26**
Vuso Majija	**2 913 164***		**2 913 164**	**0,24**
	11 077 682		**11 077 682**	**0,90**
2025					
Fortress – FFB shares					
Steven Brown	2 900 685^^		2 900 685	0,24
Ian Vorster	1 790 699		1 790 699	0,15
Vuso Majija	1 661 520		1 661 520	0,14
	6 352 904		6 352 904	0,53

^ *At 30 June 2026, Steven Brown had 4 938 235 FFB shares pledged as security for a loan of R50 million, which has no fixed repayment date and is callable on 30 days' notice.*

* *At 30 June 2026, Vuso Majija had 2 800 522 FFB shares pledged as security for a loan of R25 million, which has no fixed repayment date.*

^^ *At 30 June 2025, Steven Brown had 2 900 685 FFB shares pledged as security for a loan of R26 million, which has no fixed repayment date and is callable on 30 days' notice.*

The shareholding of directors and officers has not changed between the end of the financial year and the date of the signed financial statements, being 3 September 2026.

31. Statement of compliance with IFRS® Accounting Standards

The group applies all applicable IFRS® Accounting Standards in preparation of the financial statements. Consequently, all IFRS® Accounting Standards that were effective at the date of issuing this report and are relevant to Fortress' operations have been applied.

31.1 New standards adopted

New standards adopted at 1 July 2025

During the current financial year, the following standard and interpretation was adopted by the group and company as applicable:

- Amendments to IAS 21: *The Effects of Changes in Foreign Exchange Rates*.

The above standard had no material impact during the current financial year.

31. Statement of compliance with IFRS® Accounting Standards continued

31.2 New standards, interpretations and amendments to existing standards that are not yet effective and have not been early-adopted by the group

At the date of authorisation of these financial statements, the following standards and interpretations were in issue but not yet effective:

IFRS® Accounting Standard

Standard or amendment		Effective date
Amendments to IFRS 7: *Financial Instruments: Disclosures* and Amendments to IFRS 9: *Financial Instruments*	*Classification and measurement requirements for financial instruments Settlement by electronic payments*	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 1: *First-time adoption of International Financial Reporting Standards*	*Annual Improvements to IFRS® Accounting Standards*	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 7	*Annual Improvements to IFRS® Accounting Standards*	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 9	*Annual Improvements to IFRS® Accounting Standards*	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 10: *Consolidated Financial Statements*	*Annual Improvements to IFRS® Accounting Standards*	Annual periods beginning on or after 1 January 2026
Amendments to IAS 7: *Statement of Cash Flows*	*Annual Improvements to IFRS® Accounting Standards*	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 7, IFRS 9 and IFRS 19	*Contracts Referencing Nature-dependent Electricity*	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 18	*Presentation and Disclosure in Financial Statements*	Annual periods beginning on or after 1 January 2027
Amendments to IFRS 19	*Subsidiaries without Public Accountability: Disclosures*	Annual periods beginning on or after 1 January 2027

None of these standards are expected to have a material impact on the consolidated or separate financial statements with the exception of IFRS 18, with the impact assessment ongoing.

32. Going concern

Group

The group financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations, and the realisation of assets and settlement of liabilities, contingent liabilities and commitments will occur in the ordinary course of business.

Company

As at 30 June 2026, current liabilities of the company exceed current assets by R3,06 billion (2025: R1,76 billion). This is due to R3,19 billion (2025: R2,73 billion) of amounts owing to group companies being classified as current.

Accordingly, the company has entered into subordination agreements which state that both Capital Property Fund Limited (R2,17 billion (2025: Capital Propfund Proprietary Limited (R1,72 billion)) and Fortress Income 3 Proprietary Limited (R858,9 million (2025: R858,9 million)) will not call for payment of their respective loans within the next 36 months (refer to note 6).

The company financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and the realisation of assets and settlement of liabilities, contingent liabilities and commitments will occur in the ordinary course of business.

SA REIT Best Practice disclosure

Powering Growth

Eastport Logistics Park

Auditor's assurance report on the compilation of the *pro forma* financial information of Fortress Real Estate Investments Limited

To the directors of Fortress Real Estate Investments Limited

Introduction

We have completed our assurance engagement to report on the compilation of the *Pro forma* Financial Information of Fortress Real Estate Investments Limited ("Fortress" or "the Company"), and its subsidiaries (collectively "the Group"), by the directors of the Company ("Directors").

The *Pro forma* Financial Information comprises of the following adjusted financial statement captions and calculations, set out in Annexure 1: SA REIT Best Practice disclosure of the Summary consolidated financial statements and the SA REIT Best Practice disclosure section of the audited Annual Financial Statements for the year ended 30 June 2026 ("Financial Information"), as follows:

- SA REIT Funds from operations ("SA REIT FFO") (including Interim and Final)
- SA REIT FFO per share (cents) (including Interim and Final)
- Fortress amount available for distribution (including Interim and Final)
- Dividend per share (cents) (including Interim and Final)
- SA REIT net asset value ("SA REIT NAV")
- SA REIT NAV per share (Rand)
- SA REIT loan to value ("SA REIT LTV (%)")
- SA REIT cost-to-income ratio (%)
- SA REIT gross administrative cost-to-income ratio (%)

(collectively the "*Pro forma* Financial Information")

The applicable criteria on the basis of which the directors have compiled the Pro forma Financial Information is specified in paragraphs 11.8 to 11.18 of the JSE Listings Requirements ("JSE Listings Requirements") and the Guide on *Pro Forma* Financial Information issued by SAICA and described in the basis of preparation set out in the Annexure 1: SA REIT Best Practice disclosure of the Summary consolidated financial statements and the SA REIT Best Practice disclosure section of the audited annual financial statements, forming part of the Financial Information.

The *Pro forma* Financial Information has been compiled by the Directors based on the recommendations of the SA REIT Best Practice Recommendations (BPR).

The purpose of *Pro forma* Financial Information included in the Financial Information is to provide users with performance metrics commonly used within the industry and to allow for direct comparison of South African real estate companies ("*Pro Forma* Adjustments").

As part of this process, selected audited consolidated financial statement captions and calculations for the year ended 30 June 2026 ("Audited Financial Information") used to determine the *Pro Forma* Financial Information have been extracted by the Directors from the Annual Financial Statements for the year ended 30 June 2026, on which an unmodified auditor's report was issued on 3 September 2026.

Directors' responsibility for the *Pro forma* Financial Information

The Directors are solely responsible for the compilation and presentation of the *Pro forma* Financial Information on the basis of the applicable criteria specified in the JSE Listings Requirements and the Guide on *Pro Forma* Financial Information issued by SAICA, and described in the basis of preparation set out in the Annexure 1: SA REIT Best Practice disclosure of the Summary consolidated financial statements and the SA REIT Best Practice disclosure section of the audited annual financial statements, forming part of the Financial Information ("the Applicable Criteria").

Our independence and quality management

We have complied with the independence and other ethical requirements of the *Code of Professional Conduct for Registered Auditors* issued by the Independent Regulatory Board for Auditors (IRBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for *Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards)*.

KPMG Inc. applies the International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Independent auditor's responsibility

Our responsibility is to express an opinion about whether the *Pro forma* Financial Information has been compiled, in all material respects, by the Directors on the basis of the Applicable Criteria.

We conducted our engagement in accordance with International Standard on *Assurance Engagements (ISAE) 3420, Assurance Engagements to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus*, issued by the International Auditing and Assurance Standards Board. This standard requires that the auditor plans and performs procedures to obtain reasonable assurance about whether the Directors have compiled, in all material respects, the *Pro forma* Financial Information on the basis of the Applicable Criteria.

For purposes of this engagement, we are not responsible for updating or reissuing any reports or opinions on any historical financial information used in compiling the *Pro forma* Financial Information. We note, however, that we audited the Financial Information which have been used in compiling the *Pro forma* Financial Information. We issued our unmodified opinion on the Financial Information on 3 September 2026.

The purpose of *Pro forma* Financial Information included in the Financial Information is to provide reviewers with a performance metric that is commonly used within the industry and to allow for direct comparison of South African real estate organisations.

A reasonable assurance engagement to report on whether the *Pro forma* Financial Information has been compiled, in all material respects, on the basis of the Applicable Criteria involves performing procedures to assess whether the Applicable Criteria used by the Directors in the compilation of the *Pro forma* Financial Information provides a reasonable basis for presenting the *Pro forma* Financial Information and to obtain sufficient appropriate evidence about whether:

- The *Pro forma* Adjustments give appropriate effect to the Applicable Criteria; and
- The *Pro forma* Financial Information reflects the proper application of the *Pro forma* adjustments to the unadjusted Audited Financial Information.

Our procedures selected depend on our judgement, having regard to our understanding of the nature of the Group, or the event of which the *Pro forma* adjustments in respect of the *Pro forma* Financial Information have been compiled, and other relevant engagement circumstances.

Our engagement also involves evaluating the overall presentation of the *Pro forma* Financial Information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the *Pro forma* Financial Information has been compiled, in all material respects, on the basis of the Applicable Criteria.

Restriction on use

This report has been prepared for the purpose of satisfying the requirements of the JSE Listings Requirements, and for no other purpose.

KPMG Inc.

KPMG Inc.
Per RL Solomon
Chartered Accountant (SA)
Registered Auditor
Director

3 September 2026

SA REIT Best Practice disclosure

SA REIT funds from operations (FFO)	2026 R'000	2025 R'000
Profit for the year attributable to equity holders	**5 072 607**	2 676 257
Adjusted for:		
Accounting/specific adjustments:	**(2 551 788)**	(1 015 961)
Fair value adjustments to:		
– Investment property	**(2 232 550)**	(1 595 304)
– Fair value (gain)/loss on investment	**(1 196 705)**	1 039 726
Reversal of impairment of investment in associate	**–**	(1 388 641)
Deferred tax movement recognised in profit or loss	**1 001 848**	1 071 951
Straight-lining operating lease adjustment	**(164 072)**	(195 737)
Dividend accrual	**39 691**	52 044
Foreign exchange and hedging items:	**(398 085)**	335 008
– Fair value adjustments on derivative financial instruments employed solely for hedging purposes	**(2 435)**	93 428
– Reclassification of foreign currency translation reserve on deemed disposal of associate	**–**	(313 553)
– Adjustments to amounts recognised in profit or loss relating to derivative financial instruments	**(230 815)**	342 716
– Foreign exchange (gains)/losses relating to capital items – realised and unrealised	**(164 835)**	212 417
Other adjustments:	**56 651**	(60 378)
– Non-distributable income from associate	**(67 375)**	(53 232)
– Antecedent dividend	**59 472**	5 179
– Non-controlling interests in respect of the above adjustments	**64 554**	(12 325)
SA REIT FFO	**2 179 385**	1 934 926
SA REIT FFO	**2 179 385**	1 934 926
– Interim	**1 005 897**	878 117
– Final	**1 173 488**	1 056 809
Number of shares outstanding at the end of the year – FFB		
– Interim	**1 218 250 389**	1 204 291 830
– Final	**1 280 006 561***	1 204 291 830
SA REIT FFO per share (cents)	**174,25**	160,67
– Interim	**82,57**	72,92
– Final	**91,68**	87,75
Company-specific adjustments	**54 967**	21 312
– IFRS 2: *Share-based Payment* – employee incentive scheme	**139 613**	103 892
– Tax adjustment for distributable earnings	**(10 656)**	–
– Dividend accrual	**(39 691)**	(52 044)
– Dividend withholding tax	**8 156**	18 059
– Capitalised interest	**(42 455)**	(48 595)
Fortress' amount available for distribution	**2 234 352**	1 956 238
Fortress' amount available for distribution	**2 234 352**	1 956 238
– Interim	**1 070 711**	917 095
– Final	**1 163 641**	1 039 143
Dividend per share (cents)	**178,80**	162,44
– Interim	**87,89**	76,15
– Final	**90,91**	86,29

* *Includes the FFB accelerated bookbuild – shares to be issued.*

SA REIT NAV	2026 R'000	2025 R'000
Reported NAV attributable to the parent	**34 584 322**	30 430 774
Adjustments:		
– Dividend to be declared (net of treasury shares)	**(1 163 641)**	(1 039 143)
– Fair value of certain derivative financial instruments	**(325 672)**	(146 391)
– Deferred tax	**2 209 629**	1 236 043
SA REIT NAV	**35 304 638**	30 481 283
Shares outstanding:		
Number of shares in issue at period-end (net of treasury shares)	**1 280 006 561***	1 204 291 830
Effect of dilutive instruments (options, convertibles and equity interests)	**5 688 113**	7 758 928
Dilutive number of shares in issue	**1 285 694 674**	1 212 050 758
SA REIT NAV per share (Rand)	**27,46**	25,15

* *Includes the FFB accelerated bookbuild – shares to be issued.*

SA REIT LTV	2026 R'000	2025 R'000
Gross debt	**27 123 716**	26 184 596
Less:		
– Cash and cash equivalents*	**(7 333 870)**	(5 252 057)
Less:		
– Derivative financial instruments	**(325 672)**	(146 391)
Net debt	**19 464 174**	20 786 148
Total assets per statement of financial position	**65 989 389**	59 861 641
Less:		
– Cash and cash equivalents*	**(7 333 870)**	(5 252 057)
– Derivative financial assets	**(621 123)**	(505 296)
– Trade and other receivables	**(794 357)**	(717 005)
– Intangible assets – deferred tax asset	**(2 489)**	(251 527)
Carrying amount of property-related assets	**57 237 550**	53 135 756
SA REIT LTV (%)	**34,01**	39,12

* *Includes proceeds from the FFB accelerated bookbuild.*

SA REIT Best Practice disclosure continued

SA REIT cost-to-income ratio	2026 R'000	2025 R'000
Expenses		
Operating expenses per IFRS® Accounting Standards statement of comprehensive income (includes municipal expenses)	**1 962 292**	1 906 277
Administrative expenses per IFRS® Accounting Standards statement of comprehensive income	**285 441**	263 546
Operating costs	**2 247 733**	2 169 823
Rental income		
Contractual rental income per IFRS® Accounting Standards statement of comprehensive income (excluding straight-lining)	**3 402 143**	3 225 706
Utility and operating recoveries per IFRS® Accounting Standards statement of comprehensive income	**1 505 880**	1 394 760
Gross rental income	**4 908 023**	4 620 466
SA REIT cost-to-income ratio (%)	**45,80**	46,96

SA REIT administrative cost-to-income ratio	2026 R'000	2025 R'000
Expenses		
Administrative expenses per IFRS® Accounting Standards statement of comprehensive income	**285 441**	263 546
Administrative costs	**285 441**	263 546
Rental income		
Contractual rental income per IFRS® Accounting Standards statement of comprehensive income (excluding straight-lining)	**3 402 143**	3 225 706
Utility and operating recoveries per IFRS® Accounting Standards statement of comprehensive income	**1 505 880**	1 394 760
Gross rental income	**4 908 023**	4 620 466
SA REIT administrative cost-to-income ratio (%)	**5,82**	5,70

SA REIT GLA vacancy rate	2026 m²	2025 m²
Gross lettable area (GLA) of vacant space	**81 434**	103 368
GLA of total property portfolio	**2 885 833**	2 783 213
SA REIT GLA vacancy rate (%)	**2,82**	3,71

Weighted average cost of debt

Cost of debt – Rand-denominated	2026 %	2025 %
Variable interest rate borrowings		
Floating reference rate plus weighted average margin	**8,38**	8,99
Pre-adjusted weighted average cost of debt	**8,38**	8,99
Adjustments		
Impact of interest rate derivatives	**(0,14)**	(0,32)
Amortised transaction costs imputed into the effective interest rate	**0,41**	0,46
All-in weighted average cost of debt*	**8,65**	9,13

* *Calculated using the three-month JIBAR reference rate at 30 June.*

Cost of debt – Euro-denominated	2026 %	2025 %
Variable interest rate borrowings		
Floating reference rate plus weighted average margin	**4,58**	4,33
Fixed interest rate borrowings		
Weighted average fixed rate	**3,95**	3,90
Pre-adjusted weighted average cost of debt	**4,46**	4,14
Adjustments		
Impact of interest rate derivatives	**0,10**	0,06
All-in weighted average cost of debt**	**4,56**	4,20

** *Calculated using three-month EURIBOR reference rate at 30 June.*

Certain of the SA REIT Best Practice disclosures presented are considered to be *pro forma* financial information in terms of the JSE Listings Requirements.

The directors are responsible for compiling the selected SA REIT Best Practice disclosures on the basis of the applicable criteria specified in the JSE Listings Requirements, in terms of paragraph 11, and the Guide on *Pro Forma* Financial Information issued by SAICA. The underlying information used as a base in the preparation of the *pro forma* financial information has been extracted from the audited financial statements.

The *pro forma* financial information included within the financial statements is to provide users with performance metrics commonly used within the industry and to allow for direct comparison of South African real estate companies.

Property portfolio

Powering Growth

Pineslopes Shopping Centre

Property portfolio statistics

Total portfolio

Reporting convention for property data and statistics

Unless otherwise indicated, we have used the convention detailed below for disclosing and presenting the data and statistics relating to our direct property portfolio. Our property portfolio comprises completed buildings with associated GLA, both 100% and partially owned, as well as strategic land parcels and properties currently under development, both 100% and partially owned. The latter does not have associated GLA.

GLA-related disclosures

- For GLA-related disclosures, we present Fortress' *pro rata* share of the completed buildings' GLA. The detailed property schedule on pages 110 to 125 discloses both the 100% and *pro rata* share of the GLA of each building; and
- GLA metrics are only applicable to completed buildings.

Valuation disclosures

- For valuation disclosures, we present Fortress' *pro rata* share of the value of both completed buildings and properties under development whether held in subsidiaries or in undivided shares; and
- As the valuation metrics are applicable to both completed buildings and properties under development, we generally disclose these separately unless otherwise indicated.

The above convention is applicable to both our sector and geographical analysis throughout the report, unless otherwise indicated.

Overview of our direct property portfolio

Total vacancy by GLA	2,8%
Total vacancy by rental	2,5%
Total weighted average in-force escalation	5,9%
Total reversions	0,7%
Total weighted average lease expiry (years)	4,4
Average annualised property yield	8,6%

Sectoral profile

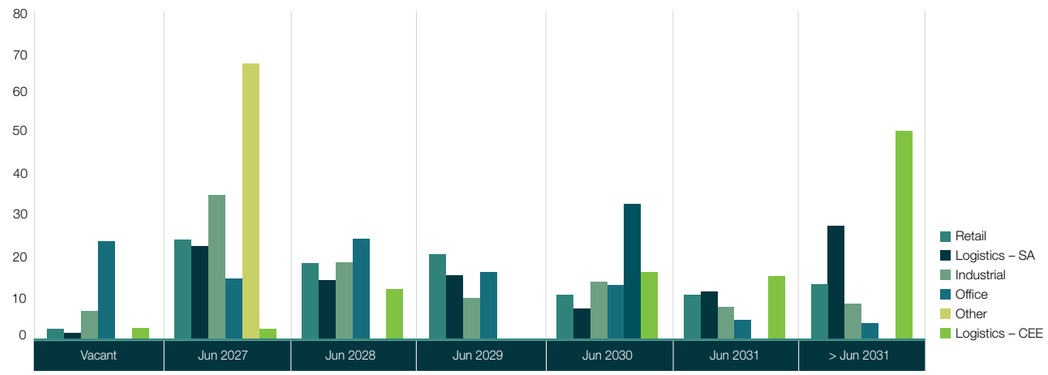
	GLA (Fortress' % of GLA)		Vacancy based on GLA (Fortress' % share)		Valuation (Fortress' % ownership) including developments	
	2026 m²	2025 m²	**2026 %**	2025 %	**2026 R'million**	2025 R'million
Retail	**533 872**	510 356	**2,3**	0,9	**12 851**	11 743
Logistics – SA	**1 557 963**	1 510 474	**1,4**	0,4	**19 235**	17 422
Industrial	**295 832**	354 507	**6,6**	7,9	**1 521**	1 819
Office	**65 728**	76 051	**23,7**	23,7	**845**	901
Other	**15 509**	15 509	**–**	3,6	**204**	199
Residential	**10 417**	10 417	**–**	5,3	**111**	111
Serviced apartments	**5 092**	5 092	**–**	–	**93**	88
Total – SA	**2 468 904**	2 466 897	**2,8**	2,3	**34 656**	32 084
Logistics – CEE	**416 929**	316 316	**2,7**	14,4	**6 331**	5 337
Total – CEE	**416 929**	316 316	**2,7**	14,4	**6 331**	5 337
Total sectoral profile	**2 885 833**	2 783 213	**2,8**	3,7	**40 987**	37 421

Total lease expiry – South Africa and CEE

Lease expiry based on GLA (%)

	2026							2025						
Sector	**Vacant**	**Jun 2027**	**Jun 2028**	**Jun 2029**	**Jun 2030**	**Jun 2031**	**Jun > 2031**	**Vacant**	**Jun 2026**	**Jun 2027**	**Jun 2028**	**Jun 2029**	**Jun 2030**	**Jun > 2030**
Retail	**2,3**	**24,2**	**18,4**	**20,5**	**10,6**	**10,7**	**13,3**	0,9	22,7	17,4	16,0	15,2	10,1	17,7
Logistics – SA	**1,4**	**22,5**	**14,3**	**15,4**	**7,3**	**11,5**	**27,6**	0,4	19,4	12,2	11,7	13,4	6,9	36,0
Industrial	**6,6**	**35,1**	**18,5**	**9,9**	**13,9**	**7,6**	**8,4**	7,9	37,3	20,8	16,2	0,8	11,0	6,0
Office	**23,7**	**14,6**	**24,3**	**16,2**	**13,0**	**4,5**	**3,7**	23,7	24,2	13,3	22,6	3,7	12,5	–
Other	**–**	**67,2**	**–**	**–**	**32,8**	**–**	**–**	3,6	63,6	–	–	–	32,8	–
Residential	**–**	**100,0**	**–**	**–**	**–**	**–**	**–**	5,3	94,7	–	–	–	–	–
Serviced apartments	**–**	**–**	**–**	**–**	**100,0**	**–**	**–**	–	–	–	–	–	100,0	–
Logistics – CEE	**2,7**	**2,5**	**12,3**	**–**	**16,3**	**15,3**	**50,9**	14,4	6,2	4,8	16,4	1,4	18,7	38,1
Total portfolio	**2,8**	**21,2**	**15,4**	**13,5**	**10,1**	**11,3**	**25,7**	3,7	21,1	13,3	13,9	10,5	9,6	27,9

Lease expiry based on GLA (%)

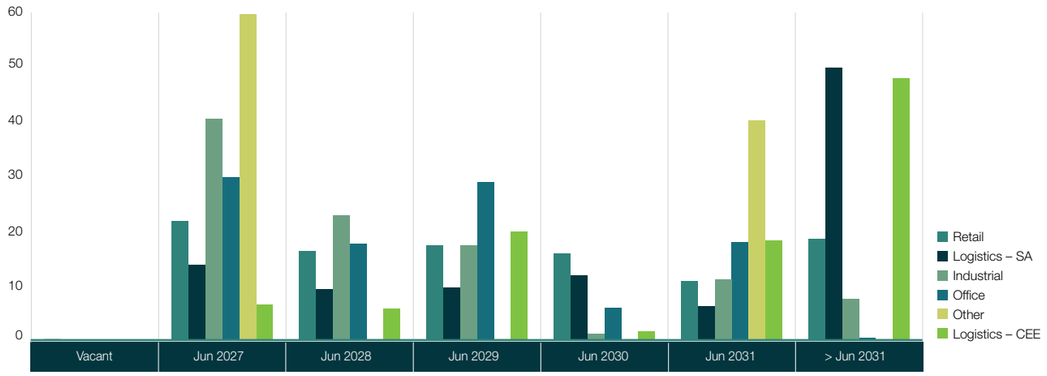


Property portfolio statistics continued

Lease expiry based on gross rentals (%)

	2026							2025					
Sector	Vacant	Jun 2027	Jun 2028	Jun 2029	Jun 2030	Jun 2031	Jun > 2031	Vacant	Jun 2026	Jun 2027	Jun 2028	Jun 2029	Jun 2030	Jun > 2030
Retail	**21,3**	**19,5**	**22,4**	**11,1**	**10,6**	**15,1**	–	21,7	16,2	17,3	15,7	10,6	18,5	
Logistics – SA	**16,2**	**12,0**	**13,0**	**6,6**	**11,0**	**41,2**	–	13,6	9,2	9,5	11,7	6,1	49,9	
Industrial	**37,3**	**19,6**	**12,0**	**13,3**	**8,5**	**9,3**	–	40,5	22,8	17,3	1,0	11,0	7,4	
Office	**17,5**	**29,5**	**21,3**	**17,7**	**6,8**	**7,2**	–	29,8	17,5	28,9	5,7	17,9	0,2	
Other	**61,4**	**–**	**–**	**38,6**	**–**	**–**	–	59,8	–	–	–	40,2	–	
Residential	**100,0**	**–**	**–**	**–**	**–**	**–**	–	100,0	–	–	–	–	–	
Serviced apartments	**–**	**–**	**–**	**100,0**	**–**	**–**	–	–	–	–	–	100,0	–	
Logistics – CEE	**2,6**	**12,4**	**–**	**14,0**	**16,5**	**54,5**	–	7,6	5,7	18,7	1,6	18,3	48,1	
Total portfolio	**18,1**	**15,2**	**14,8**	**9,7**	**11,1**	**31,1**	–	18,4	12,3	13,7	11,3	9,4	34,9	

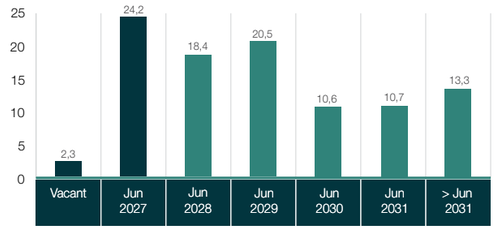
Lease expiry based on gross rentals (%)



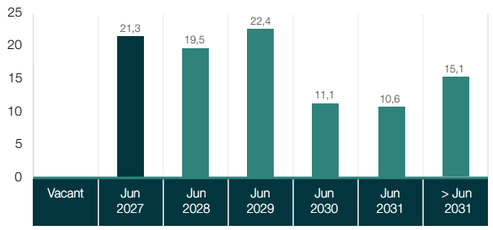
Lease expiry profile

Retail

Lease expiry based on GLA (%)

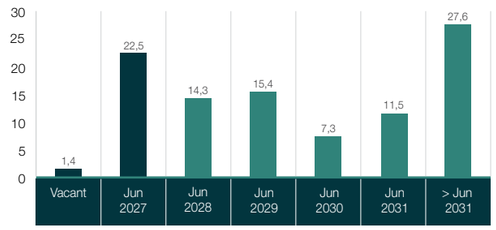


Lease expiry based on gross rentals (%)

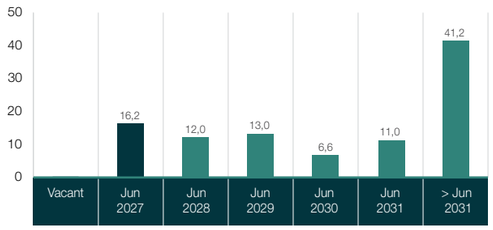


Logistics – SA

Lease expiry based on GLA (%)

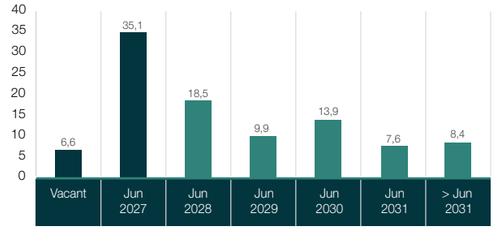


Lease expiry based on gross rentals (%)

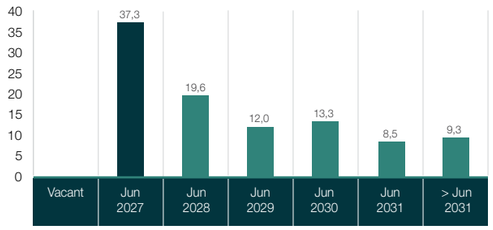


Industrial

Lease expiry based on GLA (%)

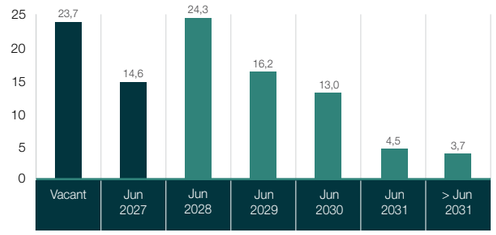


Lease expiry based on gross rentals (%)

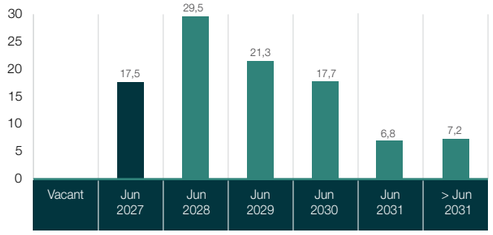


Office

Lease expiry based on GLA (%)



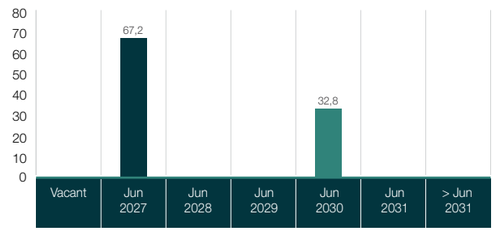
Lease expiry based on gross rentals (%)



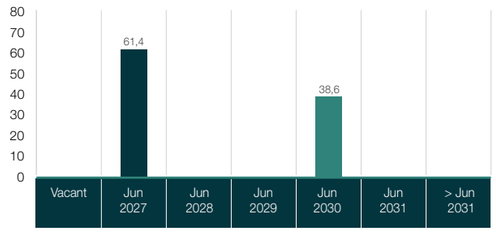
Property portfolio statistics continued

Other

Lease expiry based on GLA (%)

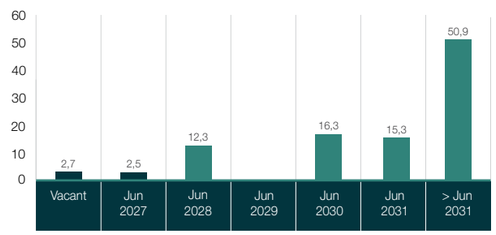


Lease expiry based on gross rentals (%)

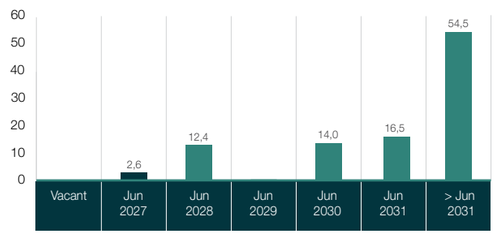


Logistics – CEE

Lease expiry based on GLA (%)

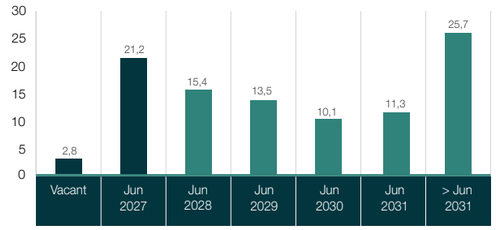


Lease expiry based on gross rentals (%)

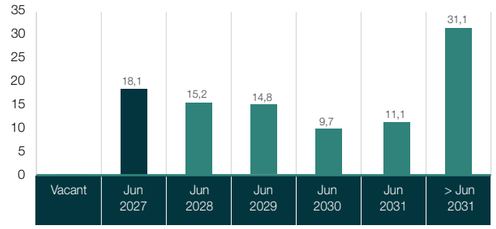


Total portfolio

Lease expiry based on GLA (%)

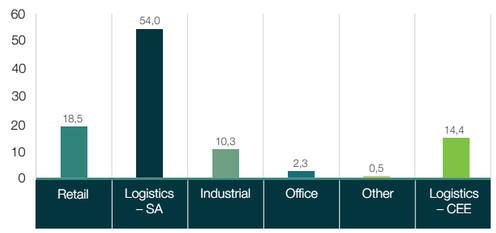


Lease expiry based on gross rentals (%)

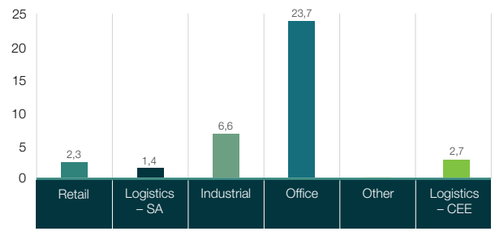


Sectoral profile

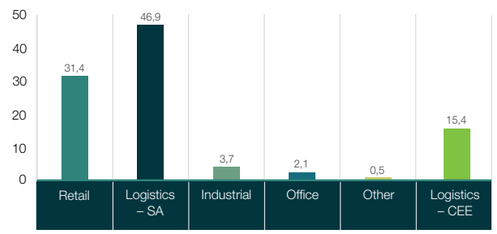
Sectoral profile based on GLA (%)



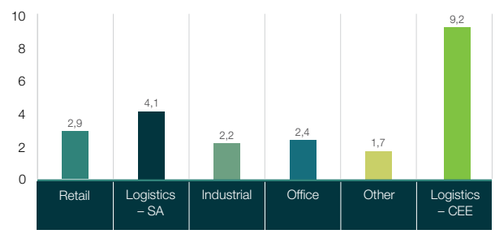
Vacancy per sector based on GLA (%)



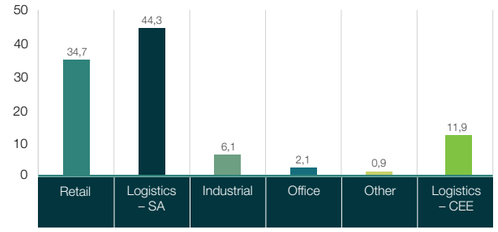
Sectoral profile based on property value (%)



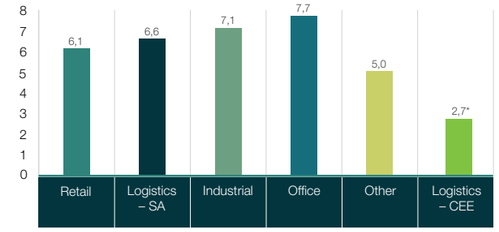
Weighted average lease expiry per sector (years)



Sectoral profile based on gross rentals (%)

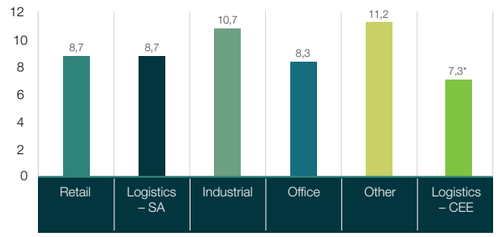


Weighted average rental escalation per sector (%)



* *Current Harmonised Index of Consumer Prices.*

Average annualised property yield (%)



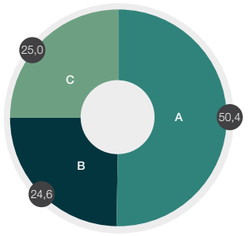
* *Euro EPRA topped up net yield.*

Property portfolio statistics continued

Tenant profile

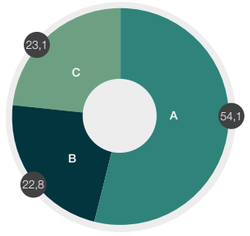
Tenants have been categorised according to their risk of default and business stability. This reflects both the probability the tenant is able to pay their rentals during the tenure of their lease and also whether the business is stable and likely to renew or whether it is a speculative newcomer to the market and renewal of the lease may be less certain.

Tenant profile based on GLA (%)



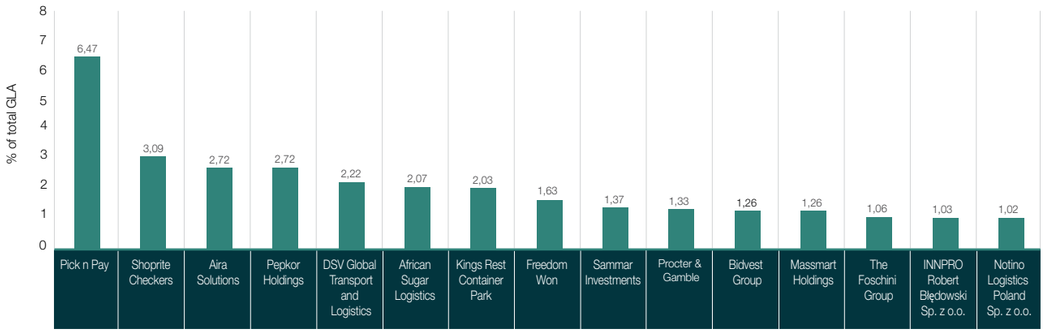
A	Listed tenants, large national tenants, governments and major franchisees. Established businesses who are highly unlikely to default and where renewal of leases over existing space is probable due to their predictability and stability. These include, *inter alia*, Shoprite Checkers, Pepkor Holdings, Pick n Pay, Bidvest, C. Steinweg Bridge, Cipla Medpro, Naspers, Goldfields Logistics, DSV Global, Massmart, Sammar Investments, The Foschini Group, Procter & Gamble, Medivet S.A., INNPRO, Notino Logistics and Beko.
B	Medium-sized businesses, large private businesses, franchises and medium to large professional firms. Medium-sized enterprises who have a low risk of default and where renewal is likely but not certain within our portfolio due to tenants being newly established or less able to predict their future space requirements. These include, *inter alia*, African Sugar Logistics, Star Arrival, Maizey, CJP Chemicals, MAG Dystrybucja Sp, LIT Logistyka Polska and Kevro Trading.
C	Small business, newly established business ventures or entities with a moderate risk of default. Renewal risk is high and predictability of future renewals uncertain. Other (this comprises 1 367 tenants).

Tenant profile based on gross rentals (%)



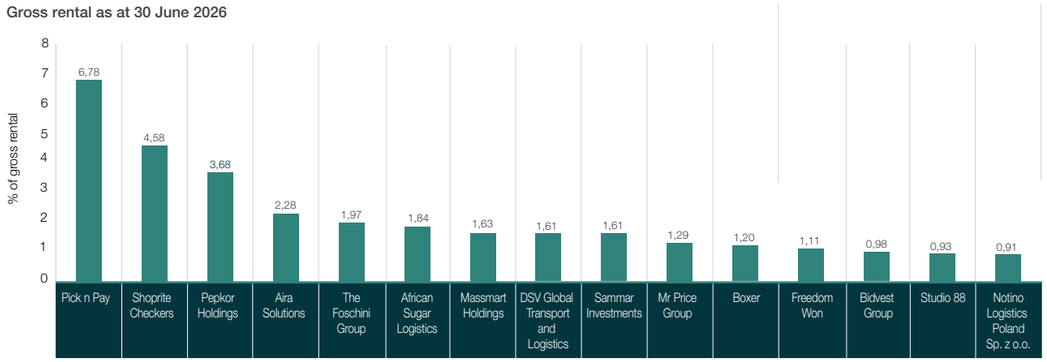
Top 15 tenants of occupied GLA (%)

GLA as at 30 June 2026



Top 15 tenants of gross rental (%)

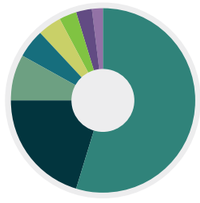
Gross rental as at 30 June 2026



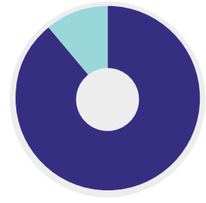
Geographical profile

Geographical profile of our investment properties (completed properties and developments) based on valuation (%) – Fortress' *pro rata* share

Province	2026 %	2025 %
Gauteng	**54,9**	54,6
KwaZulu-Natal	**20,1**	20,4
Western Cape	**8,1**	8,0
Limpopo	**5,0**	4,7
Mpumalanga	**4,2**	4,4
North West	**3,1**	3,3
Eastern Cape	**2,8**	2,8
Free State	**1,8**	1,8
South Africa	**100,0**	100,0



Country	2026 %	2025 %
Poland	**88,8**	86,5
Romania	**11,2**	13,5
CEE	**100,0**	100,0



Overview of our direct property portfolio

Geographical profile of completed properties based on valuation (%) – Fortress' *pro rata* share

Region	2026 %	2025 %
Gauteng	**54,6**	53,9
KwaZulu-Natal	**20,2**	20,5
Western Cape	**8,2**	8,1
Limpopo	**5,0**	4,9
Mpumalanga	**4,3**	4,6
North West	**3,2**	3,4
Eastern Cape	**2,7**	2,7
Free State	**1,8**	1,9
South Africa	**100,0**	100,0
Poland	**89,0**	85,1
Romania	**11,0**	14,9
CEE	**100,0**	100,0

Geographical profile of completed properties based on GLA (%) – Fortress' *pro rata* share

Region	2026 %	2025 %
Gauteng	**63,3**	62,5
KwaZulu-Natal	**17,9**	18,8
Western Cape	**8,6**	8,6
Limpopo	**3,3**	3,3
Mpumalanga	**1,9**	1,9
North West	**1,8**	1,8
Eastern Cape	**2,1**	2,0
Free State	**1,1**	1,1
South Africa	**100,0**	100,0
Poland	**88,0**	84,1
Romania	**12,0**	15,9
CEE	**100,0**	100,0

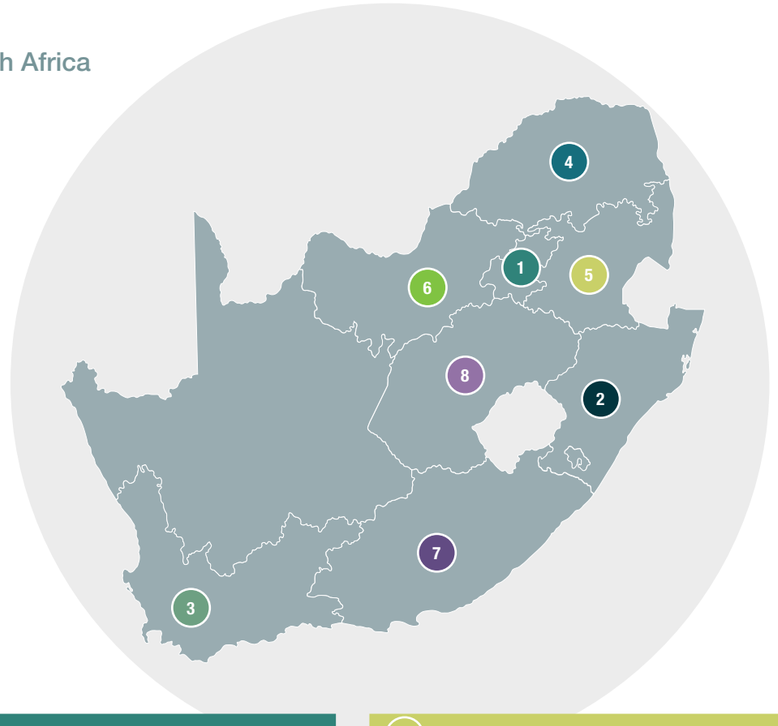
Geographical profile of completed properties based on gross rentals (%) – Fortress' *pro rata* share

Region	2026 %	2025 %
Gauteng	**55,8**	55,1
KwaZulu-Natal	**18,1**	18,7
Western Cape	**8,2**	8,2
Limpopo	**5,5**	5,5
Mpumalanga	**4,1**	4,2
North West	**3,3**	3,4
Eastern Cape	**3,1**	3,0
Free State	**1,9**	1,9
South Africa	**100,0**	100,0
Poland	**87,9**	81,0
Romania	**12,1**	19,0
CEE	**100,0**	100,0

Property portfolio statistics continued

Geographical profile continued

South Africa



1 Gauteng
120 properties valued at **R18 254 million**
Total GLA m²: **1 565 567**
Developments valued at R785 million

2 KwaZulu-Natal
23 properties valued at **R6 752 million**
Total GLA m²: **441 455**
Developments valued at R212 million

3 Western Cape
17 properties valued at **R2 750 million**
Total GLA m²: **211 394**
Developments valued at R63 million

4 Limpopo
10 properties valued at **R1 672 million**
Total GLA m²: **81 765**
Developments valued at R62 million

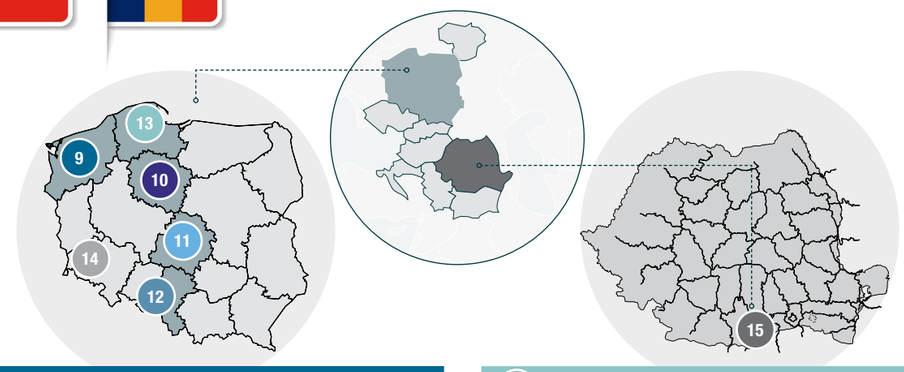
5 Mpumalanga
5 properties valued at **R1 446 million**
Total GLA m²: **45 775**

6 North West
4 properties valued at **R1 061 million**
Total GLA m²: **45 410**
Developments valued at R14 million

7 Eastern Cape
4 properties valued at **R901 million**
Total GLA m²: **51 309**
Developments valued at R67 million

8 Free State
2 properties valued at **R616 million**
Total GLA m²: **26 229**

CEE – Poland and Romania



9 Stargard (Poland)
3 properties valued at R577 million
Total GLA m²: 47 979
Developments valued at R53 million

10 Bydgoszcz (Poland)
6 properties valued at R1 537 million
Total GLA m²: 91 905

11 Łódz (Poland)
1 property valued at R665 million
Total GLA m²: 53 719
Developments valued at R85 million

12 Zabrze (Poland)
1 property valued at R719 million
Total GLA m²: 46 259
Developments valued at R216 million

13 Gdańsk
1 property valued at R764 million
Total GLA m²: 50 916
Developments valued at R78 million

14 Wrocław
1 property valued at R929 million
Total GLA m²: 76 011

15 Bucharest (Romania)
3 properties valued at R640 million
Total GLA m²: 50 140
Developments valued at R68 million

Geographical profile of land parcels and developments based on valuation (%) – Fortress' *pro rata* share

Region	2026 %	2025 %
Gauteng	**65,2**	71,6
KwaZulu-Natal	**17,6**	14,4
Eastern Cape	**5,6**	6,5
Western Cape	**5,3**	5,3
Limpopo	**5,2**	1,1
Mpumalanga	**–**	–
North West	**1,1**	1,1
Free State	**–**	–
South Africa	**100,0**	100,0
Poland	**86,4**	100,0
Romania	**13,6**	–
CEE	**100,0**	100,0

Schedule of properties

at 30 June 2026

Retail

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m^2) (100% of building)	Gross lettable area (m^2) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m^2	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
1	Evaton Mall	100,0	Gauteng	35 348	35 348	0,2	206	01 Oct 09	212 691	Retail	930 500	Cnr Easton Road and Golden Highway Evaton West	1
2	Weskus Mall	100,0	Western Cape	35 343	35 343	–	179	05 Dec 14	485 463	Retail	847 852	110 Saldanha Road Vredenburg Western Cape	2
3	The Galleria	25,0	KwaZulu-Natal	86 502	21 626	1,0	249	17 Oct 13	443 750	Retail	736 292	Cnr N2 Highway and Chamberlain Road Umbogintwini	3
4	The Plaza (Mbombela) (leasehold)	100,0	Mpumalanga	19 511	19 511	–	253	01 Jul 13	312 500	Retail	706 000	Cnr Henshall and Bester Streets Mbombela	4
5	Mayville Mall	100,0	Gauteng	21 371	21 371	0,6	209	01 Oct 09	196 000	Retail	597 770	Cnr Van Rensburg Street and Nienaber Avenue Pretoria	5
6	Pineslopes Shopping Centre	100,0	Gauteng	20 402	20 402	7,8	218	30 Nov 15	352 500	Retail	513 120	Cnr Witkoppen Road and The Straight Fourways	6
7	Park Central Shopping Centre	100,0	Gauteng	8 554	8 554	–	438	01 Dec 11	154 000	Retail	500 000	Cnr Noord Road, Twist, De Villiers and Klein Streets Johannesburg	7
8	Sterkspruit Plaza	100,0	Eastern Cape	19 890	19 890	0,1	184	01 Jul 13	91 500	Retail	498 100	Cnr Zastron and Voyizana Roads Sterkspruit	8
9	AbaQulusi Plaza	100,0	KwaZulu-Natal	16 820	16 820	–	202	01 Oct 09	52 000	Retail	497 000	Cnr Utrecht and Mason Streets Vryheid	9
10	Flamwood Walk	100,0	North West	20 159	20 159	–	161	01 Jul 12/ 05 Apr 23	180 635	Retail	424 000	Brother Patrick Lane Klerksdorp	10
11	Central Park Bloemfontein	100,0	Free State	13 885	13 885	–	236	01 Jul 13	163 000	Retail	404 600	Cnr Fichardt and Hanger Streets Bloemfontein	11
12	Rustenburg Plaza	100,0	North West	12 088	12 088	–	250	01 Jul 13	260 000	Retail	370 000	Cnr Nelson Mandela Street and President Mbeki Drive Rustenburg	12
13	Palm Springs Mall	100,0	Gauteng	20 797	20 797	–	156	30 Nov 15	292 700	Retail	364 000	Cnr R551 and Falcon Road Orange Farm	13
14	Crossroads Plaza	100,0	Mpumalanga	11 830	11 830	–	233	01 Dec 11	90 000	Retail	362 000	Cnr R568 and R573 Kwa-Mhlanga	14
15	Mutsindo Mall and Capricorn Plaza	100,0	Limpopo	12 350	12 350	–	217	01 Dec 11	145 000	Retail	342 000	Cnr Tshifhiwa Muofhe and Julius Malivha Streets Thohoyandou	15
16	204 Oxford Shopping Centre	100,0	Gauteng	13 680	13 680	2,3	201	30 Nov 15	264 000	Retail	328 000	204 Oxford Road Illovo	16
17	Venda Plaza	100,0	Limpopo	10 450	10 450	–	232	01 Dec 11	81 000	Retail	323 000	Cnr Main and Mphephu Streets Thohoyandou	17
18	Cornubia Ridge Logistics Park – Building 1 (Makro)	50,1	KwaZulu-Natal	18 900	9 469	–	£	01 Nov 16	~	Retail	265 658	N2 Highway KwaZulu-Natal	18
19	Lebowakgomo Centre	100,0	Limpopo	8 167	8 167	–	216	22 Dec 11	28 000	Retail	234 000	Nedlife Complex 3 BA Lebowakgomo	19
20	Botlokwa Plaza	100,0	Limpopo	7 963	7 963	–	188	01 Oct 09	39 100	Retail	222 900	N1 Mphakane off-ramp Botlokwa	20
21	Arbour Crossing	25,0	KwaZulu-Natal	38 876	9 719	4,2	167	17 Oct 13	105 500	Retail	213 870	Cnr N2 Highway and Chamberlain Road Umbogintwini	21
22	Bloemfontein Value Mart	100,0	Free State	12 344	12 344	–	139	30 Nov 15	153 000	Retail	211 000	Cnr Curie Avenue and Vereeniging Drive Fleurdal Bloemfontein	22
23	Tembi Mall	100,0	Gauteng	6 599	6 599	0,1	229	01 Dec 16	104 400	Retail	211 000	232 Sheba Street Tembisa	23
24	Shoprite Kokstad	100,0	KwaZulu-Natal	8 312	8 312	3,1	194	05 Sep 11	38 000	Retail	208 000	Hope Street Kokstad	24
25	Monument Centre	100,0	Mpumalanga	7 713	7 713	–	217	12 Nov 10	26 957	Retail	205 000	Cnr Beyers Naude and Burger Streets Standerton	25
26	Leslie Road Retail Park	100,0	Gauteng	13 725	13 725	–	139	30 Nov 15	182 000	Retail	199 000	Cnr Winnie Mandela Drive and Leslie Avenue Fourways	26
27	Lephalale CBD	51,0	Limpopo	24 119	12 301	1,9	147	01 Feb 12	73 200	Retail	192 627	Plein Street Lephalale	27
28	Village Walk Newcastle	100,0	KwaZulu-Natal	10 013	10 013	–	152	01 Oct 09	78 700	Retail	185 000	Cnr Ayliff and Harding Streets Newcastle	28
29	Mahikeng Station Centre (leasehold)	100,0	North West	8 052	8 052	–	192	01 Dec 16	74 150	Retail	183 000	Station Road Mahikeng	29
30	Equinox Mall	100,0	Eastern Cape	15 932	15 932	3,6	97	30 Nov 15	58 000	Retail	178 800	St Francis Street Jeffreys Bay	30
31	White River Crossing Shopping Centre	51,0	Mpumalanga	10 550	5 381	–	200	15 Feb 19	~	Retail	163 200	Cnr Chief Mgiyeni Khumalo Drive and R537 White River	31
32	Fourways Value Mart	100,0	Gauteng	7 951	7 951	–	178	30 Nov 15	113 500	Retail	159 000	Cnr Sunset Boulevard and Forest Drive Fourways	32
33	Biyela Shopping Centre	100,0	KwaZulu-Natal	8 536	8 536	–	165	31 Dec 10	30 250	Retail	153 500	3 – 7 Biyela Street Empangeni	33

Schedule of properties continued

at 30 June 2026

Retail continued

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m²) (100% of building)	Gross lettable area (m²) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m²	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
34	Yarona Shopping Centre	100,0	Gauteng	5 979	5 979	–	197	01 Dec 16	87 550	Retail	147 000	Cnr Archerfish Drive and Angelfish Street Kaalfontein	34
35	Kopano Shopping Centre (previously Morone Shopping Centre)	100,0	Limpopo	13 380	13 380	0,5	94	01 Dec 11	120 500	Retail	133 000	282 Kastania Street Burgersfort	35
36	City Centre Mthatha	100,0	Eastern Cape	5 070	5 070	–	239	01 Oct 09/ 01 Jan 13	65 700	Retail	113 000	Cnr York Road and Sutherland Street Mthatha	36
37	Game Polokwane (leasehold)	50,0	Limpopo	15 225	7 613	2,4	123	01 Oct 09	47 800	Retail	95 500	Cnr Hospital and Mark Streets Polokwane	37
38	Balfour Mall	51,0	Gauteng	36 672	18 703	38,7	121	15 Jun 26	89 250	Retail	94 350	Cnr Atholl and Johannesburg Road Johannesburg	38
39	Flamwood Value Centre	100,0	North West	5 111	5 111	22,3	128	01 Jul 12/ 05 Apr 23	66 515	Retail	84 000	Cnr Joe Slovo and Central Avenues Klerksdorp	39
40	Tzaneen Lifestyle Centre	25,0	Limpopo	9 263	2 316	1,9	241	01 Jul 13	32 000	Retail	79 860	Cnr Voortrekker and the P43–3 Roads Tzaneen	40
41	1 Twilight Avenue (Standard Bank Crossing)	100,0	Gauteng	2 194	2 194	–	£	30 Nov 15	43 400	Retail	30 500	1 Twilight Avenue Fourways	41
42	Game Makhado	50,0	Limpopo	5 689	2 845	0,4	135	14 Dec 10	13 250	Retail	27 500	Cnr President and Songozwi Streets Makhado	42
43	Musina Shopping Centre (leasehold)	100,0	Limpopo	4 380	4 380	–	186	01 Oct 09	28 500	Retail	22 000	N1 Highway Road Musina	43
	Total retail[2]			**689 695**	**533 872**	**2,3[1]**	**194**		**5 475 961**		**12 756 499**		

£ *Single-tenanted property. The average gross rental of single-tenanted retail properties is R180/m².*

~ *Development on land previously acquired by Fortress.*

(1) *Based on Fortress' pro rata interests.*

(2) *In line with prevailing market practice, the retail sector is not subject to a formal building grading or an established industry classification system. Accordingly, no building grading or industry classification is assigned to the retail properties.*

Logistics

44	Eastport Logistics Park – Pick 'n Pay	100,0	Gauteng	163 533	163 533	–	#	15 Mar 17	~	Logistics	2 666 767	100 Arniston Street Kempton Park	44
45	Clairwood Logistics Park – Pocket 2A (Sammar/Sasol)	100,0	KwaZulu-Natal	38 196	38 196	–	#	30 Nov 15	~	Logistics	900 500	89 Barrier Lane Mobeni East	45
46	Clairwood Logistics Park – Building 4A ,4B and 4C	100,0	KwaZulu-Natal	48 303	48 303	–	92	30 Nov 15	~	Logistics	680 785	89 Barrier Lane Mobeni East	46
47	Montague Business Park	25,0	Western Cape	192 278	48 070	–	93	30 Nov 15	252 000	Logistics	670 868	Cnr Plattekloof and Koeberg Roads Milnerton	47
48	Union Park Alberton	100,0	Gauteng	45 910	45 910	–	75	01 Dec 16	122 425	Logistics	494 722	14 Union Street Alberton North	48
49	Longlake Logistics Park 1 (Zest WEG & Cargo Carriers)	100,0	Gauteng	36 562	36 562	–	90	14 Jul 17	~	Logistics	479 645	Laneshaw Street Longlake	49
50	Frankenwald Drive Longlake	100,0	Gauteng	27 025	27 025	–	#	30 Nov 15	334 500	Logistics	451 446	Frankenwald Drive Longlake	50
51	Silverstone Raceway	100,0	Gauteng	41 590	41 590	–	#	30 Nov 15	324 000	Logistics	435 964	10 Silverstone Street Gosforth Park	51
52	Clairwood Logistics Park – Building 3A and 3B	100,0	KwaZulu-Natal	29 083	29 083	–	#	30 Nov 15	~	Logistics	418 444	89 Barrier Lane Mobeni East	52
53	Erf 137 Longmeadow Business Estate (Freedom Won)	100,0	Gauteng	45 504	45 504	–	#	17 Aug 23	~	Logistics	418 200	Cnr Longmeadow Boulevard and Hereford Road Modderfontein	53
54	Tradeport Bridge	51,0	Gauteng	49 079	25 030	–	#	01 Oct 16	49 176	Logistics	379 817	82b Merino Avenue City Deep	54
55	Clairwood Logistics Park – Building 1 (Gantrans)	100,0	KwaZulu-Natal	24 990	24 990	–	#	30 Nov 15	~	Logistics	365 648	89 Barrier Lane Mobeni East	55
56	Westlake View Logistics Park – Building 2 (Erf 50)	100,0	Gauteng	25 127	25 127	–	#	30 Nov 15	~	Logistics	335 285	London Road Westlake	56
57	Linbro Logistics Park	100,0	Gauteng	31 962	31 962	–	85	30 Nov 15	236 000	Logistics	333 519	1st Avenue Longlake	57
58	Clairwood Logistics Park – Pocket 3C (African Sugar Logistics)	100,0	KwaZulu-Natal	20 681	20 681	–	#	30 Nov 15	~	Logistics	300 000	89 Barrier Lane Mobeni East	58
59	118 Brakpan Road	100,0	Gauteng	37 027	37 027	–	#	30 Nov 15	239 800	Logistics	299 321	118 Brakpan Road Boksburg	59
60	Clairwood Logistics Park – Pocket 2B (Kings Rest)	100,0	KwaZulu-Natal	62 471	62 471	–	#	30 Nov 15	~	Logistics	284 000	89 Barrier Lane Mobeni East	60
61	Clairwood Logistics Park – Pocket 5 (Zacpak)	100,0	KwaZulu-Natal	15 664	15 664	–	#	30 Nov 15	~	Logistics	283 500	89 Barrier Lane Mobeni East	61

Schedule of properties continued

at 30 June 2026

Logistics continued

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m²) (100% of building)	Gross lettable area (m²) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m²	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
62	Eastport Logistics Park – Building 9 (Liquor Runners)	65,0	Gauteng	30 296	19 692	–	#	15 Mar 17	~	Logistics	269 395	100 Eastport Boulevard Kempton Park	62
63	Clairwood Logistics Park – Pocket 5B (CHC)	100,0	KwaZulu-Natal	14 071	14 071	–	#	30 Nov 15	~	Logistics	268 450	89 Barrier Lane Mobeni East	63
64	Louwlardia Logistics Park – Building 3 (Vodacom)	100,0	Gauteng	17 725	17 725	–	#	30 Nov 15	~	Logistics	261 000	Nellmapius Drive Louwlardia	64
65	CiplaMED Rivergate	100,0	Western Cape	18 214	18 214	–	#	30 Nov 15	156 000	Logistics	245 800	Cnr Cosmonaut and Rivergate Drives Rivergate	65
66	Longlake Logistics Park 2 (Ex 2, Spec 1)	100,0	Gauteng	19 099	19 099	–	#	14 Jul 17	~	Logistics	245 556	Ashworth and Laneshaw Streets Longlake	66
67	N1 Business Park	20,0	Gauteng	111 027	22 205	7,1	80	30 Nov 15	184 000	Logistics	228 913	N1 Highway Midrand	67
68	Westlake View Logistics Park – Building 1 (Erf 38)	100,0	Gauteng	19 878	19 878	–	#	30 Nov 15	97 525	Logistics	223 640	London Road Westlake	68
69	Pomona Logistics	100,0	Gauteng	20 660	20 660	–	#	30 Nov 15	158 800	Logistics	217 656	20 Maple Road Pomona	69
70	Mirabel Road Pomona	100,0	Gauteng	31 856	31 856	–	61	30 Nov 15	183 000	Logistics	208 110	2 Maple Street corner Mirabel Road Pomona	70
71	12 Platinum Road Longmeadow	100,0	Gauteng	17 892	17 892	–	#	30 Nov 15	174 000	Logistics	203 739	12 Platinum Road Longmeadow	71
72	Louwlardia Logistics Park – Building 3 (USN)	100,0	Gauteng	14 310	14 310	–	#	30 Nov 15	~	Logistics	193 330	Nellmapius Drive Louwlardia	72
73	Clairwood Logistics Park – Pocket 7	100,0	KwaZulu-Natal	13 283	13 283	–	94	30 Nov 15	~	Logistics	193 000	89 Barrier Lane Mobeni East	73
74	Noursepack Epping 2	100,0	Western Cape	17 768	17 768	–	73	30 Nov 15	123 700	Logistics	185 230	Nourse Avenue Epping 2	74
75	Catalunya Crescent Raceway Industrial Park	100,0	Gauteng	21 491	21 491	–	#	30 Nov 15	175 000	Logistics	184 787	Catalunya Crescent Raceway Industrial Park	75
76	Eastport Logistics Park – Building 2	65,0	Gauteng	22 095	14 362	100,0	#	15 Mar 17	~	Logistics	184 280	100B Eastport Boulevard Kempton Park	76
77	Eastport Logistics Park – Building 3 (Ceva)	65,0	Gauteng	20 232	13 151	–	#	15 Mar 17	~	Logistics	182 065	100F Eastport Boulevard Kempton Park	77
78	12 – 18 Elliot Avenue Epping 2	100,0	Western Cape	20 725	20 725	–	70	30 Nov 15	115 800	Logistics	181 475	12 – 18 Elliot Avenue Epping 2	78
79	60 Electron Avenue Isando	100,0	Gauteng	26 133	26 133	–	63	30 Nov 15	142 600	Logistics	180 029	60 Electron Avenue Isando	79
80	Eastport Logistics Park – Building 10 (Crusader 2)	65,0	Gauteng	20 840	13 546	–	#	15 Mar 17	~	Logistics	176 840	100 Eastport Boulevard Kempton Park	80
81	Eastport Logistics Park – Building 7 (Crusader 1)	65,0	Gauteng	19 736	12 828	–	#	15 Mar 17	~	Logistics	174 625	100 Eastport Boulevard Kempton Park	81
82	11 Fitzmaurice Epping	100,0	Western Cape	19 381	19 381	–	80	30 Nov 15	126 800	Logistics	172 858	11 Fitzmaurice Epping	82
83	Cornubia Ridge Logistics Park – Building 4 (Dromex)	50,1	KwaZulu-Natal	24 537	12 293	–	#	01 Nov 16	~	Logistics	172 595	N2 Highway KwaZulu-Natal	83
84	6 Prospecton Road Prospecton	100,0	KwaZulu-Natal	24 433	24 433	5,3	77	30 Nov 15	148 600	Logistics	162 615	6 Prospecton Road Prospecton	84
85	Louwlardia Logistics Park – Building 1 (WeBuyCars)	50,0	Gauteng	23 644	11 822	–	#	30 Nov 15	~	Logistics	160 038	Nellmapius Drive Louwlardia	85
86	Eastport Logistics Park – Building 6 (Seabourne)	65,0	Gauteng	18 732	12 176	–	#	15 Mar 17	~	Logistics	156 449	100B Bredenhof Street Kempton Park	86
87	31 Jeffels Road Prospecton	100,0	KwaZulu-Natal	21 061	21 061	–	#	30 Nov 15	113 000	Logistics	154 720	31 Jeffels Road Prospecton	87
88	3 – 4 Drakensberg Drive Longmeadow	100,0	Gauteng	15 614	15 614	–	82	30 Nov 15	121 000	Logistics	140 067	3 – 4 Drakensberg Drive Longmeadow	88
89	Maple Road Pomona	100,0	Gauteng	19 594	19 594	–	70	30 Nov 15	132 000	Logistics	138 393	36 Maple Road Pomona	89
90	14 Fitzmaurice Avenue Epping 2	100,0	Western Cape	11 873	11 873	–	#	30 Nov 15	84 500	Logistics	132 438	14 Fitzmaurice Avenue Epping 2	90
91	Eastport Logistics Park – Building 11 (Teralco – New)	65,0	Gauteng	12 996	8 447	–	#	15 Mar 17	~	Logistics	125 090	100 Eastport Boulevard Kempton Park	91
92	Eastport Logistics Park – Building 5 (Media 24)	65,0	Gauteng	13 689	8 898	–	#	15 Mar 17	~	Logistics	116 676	100D Eastport Boulevard Kempton Park	92
93	Corporate Park North	100,0	Gauteng	11 402	11 402	–	82	30 Nov 15	79 500	Logistics	114 095	383 Roan Crescent Corporate Park North Midrand	93
94	15th Road Midrand	100,0	Gauteng	14 308	14 308	–	65	30 Nov 15	112 700	Logistics	112 477	311 15th Road Randjespark	94
95	Nurburg Road Raceway Industrial Park	100,0	Gauteng	11 267	11 267	–	#	30 Nov 15	91 600	Logistics	101 582	2 Monte Carlo Road Raceway Industrial Park	95

Schedule of properties continued

at 30 June 2026

Logistics continued

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m^2) (100% of building)	Gross lettable area (m^2) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m^2	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
96	Cambridge Commercial Park	100,0	Gauteng	13 414	13 414	–	81	30 Nov 15	112 000	Logistics	100 515	22 Witkoppen Road Paulshof	96
97	Imvubu Park Close Riverhorse	50,0	KwaZulu-Natal	18 425	9 213	–	#	30 Nov 15	72 000	Logistics	98 053	Imvubu Park Close Riverhorse Industrial Park Durban	97
98	16 Industrie Road	100,0	Gauteng	11 245	11 245	–	#	30 Nov 15	74 000	Logistics	97 625	18 Industrie Road Isando	98
99	45 Angus Crescent	100,0	Gauteng	8 835	8 835	–	#	30 Nov 15	72 700	Logistics	95 152	45 Angus Crescent Longmeadow	99
100	Union Park Alberton – Voltex	50,0	Gauteng	14 526	7 263	–	#	01 Dec 16	~	Logistics	92 378	14 Union Street Alberton North	100
101	Bevan Road Roodekop	100,0	Gauteng	20 255	20 255	–	#	30 Nov 15	81 600	Logistics	89 965	Bevan Road Roodekop	101
102	Tlokwe Street Louwlardia	100,0	Gauteng	8 518	8 518	–	#	30 Oct 14	38 127	Logistics	89 434	Tlokwe Street Louwlardia	102
103	Cornubia Ridge Logistics Park – Building 3 (PEP)	50,1	KwaZulu-Natal	13 026	6 526	–	#	01 Nov 16	~	Logistics	80 749	N2 Highway KwaZulu-Natal	103
104	Eastport Logistics Park – Building 8 (John Deere)	65,0	Gauteng	4 699	3 054	–	#	15 Mar 17	~	Logistics	78 000	100 Eastport Boulevard Kempton Park	104
105	4 Platinum Road Longmeadow	100,0	Gauteng	7 386	7 386	–	#	30 Nov 15	64 800	Logistics	76 953	4 Platinum Road Longmeadow	105
106	39 Galaxy Avenue Linbro Park	100,0	Gauteng	7 461	7 461	–	78	30 Nov 15	65 000	Logistics	65 503	39 Galaxy Avenue Linbro Park	106
107	53 Angus Crescent Longmeadow	100,0	Gauteng	6 850	6 850	–	#	30 Nov 15	58 000	Logistics	63 874	53 Angus Crescent Longmeadow	107
108	Fortune Street City Deep	100,0	Gauteng	8 746	8 746	–	#	30 Nov 15	46 800	Logistics	55 842	15 Fortune Street City Deep	108
109	9 Ayrshire Avenue Longmeadow	100,0	Gauteng	7 090	7 090	–	#	30 Nov 15	48 200	Logistics	55 003	9 Ayrshire Avenue Longmeadow	109
110	Brands Hatch Close	100,0	Gauteng	6 597	6 597	–	#	30 Nov 15	45 600	Logistics	51 052	Cnr Indianapolis and Brands Hatch Close Kyalami Park	110
111	51 Galaxy Avenue Linbro Park	100,0	Gauteng	5 778	5 778	–	96	30 Nov 15	55 600	Logistics	51 051	51 Galaxy Avenue Linbro Park	111
112	38 Reedbuck Crescent	100,0	Gauteng	6 143	6 143	–	#	30 Nov 15	39 100	Logistics	50 967	38 Reedbuck Crescent Corporate Park South Midrand	112
113	Indianapolis Boulevard Raceway	100,0	Gauteng	5 965	5 965	–	#	30 Nov 15	41 300	Logistics	47 778	Indianapolis Road Raceway Industrial Park Germiston	113
114	86 Tsessebe Crescent	100,0	Gauteng	6 366	6 366	–	79	30 Nov 15	33 000	Logistics	44 084	86 Tsessebe Crescent Corporate Park South Midrand	114
115	49 Galaxy Avenue Linbro Park	100,0	Gauteng	4 665	4 665	–	#	30 Nov 15	32 000	Logistics	43 254	49 Galaxy Avenue Linbro Park	115
116	19 Ayrshire Avenue Longmeadow	100,0	Gauteng	4 912	4 912	–	79	30 Nov 15	32 500	Logistics	42 371	19 Ayrshire Avenue Longmeadow	116
117	64 Lechwe Street Corporate Park	100,0	Gauteng	5 447	5 447	–	77	30 Nov 15	24 000	Logistics	37 942	64 Lechwe Street Corporate Park South Midrand	117
118	10 Drakensberg Drive Longmeadow	100,0	Gauteng	2 999	2 999	–	#	30 Nov 15	25 000	Logistics	31 545	10 Drakensberg Drive Longmeadow	118
119	5 – 7 Ayrshire Avenue Longmeadow	100,0	Gauteng	3 710	3 710	–	#	30 Nov 15	29 000	Logistics	29 485	7 Ayrshire Avenue Longmeadow	119
120	36 Houer Road City Deep	100,0	Gauteng	5 057	5 057	100,0	#	30 Nov 15	22 600	Logistics	29 103	36 Houer Road City Deep	120
121	79 Reedbuck Crescent Corporate Park	100,0	Gauteng	4 194	4 194	–	#	30 Nov 15	26 500	Logistics	26 745	79 Reedbuck Crescent Corporate Park South Midrand	121
122	144 Lechwe Street Corporate Park	100,0	Gauteng	2 876	2 876	–	#	30 Nov 15	15 100	Logistics	24 471	144 Lechwe Street Corporate Park South Midrand	122
123	142 Lechwe Street Corporate Park	100,0	Gauteng	2 714	2 714	–	#	30 Nov 15	13 800	Logistics	19 586	142 Lechwe Street Corporate Park South Midrand	123
124	70 Gazelle Avenue Corporate Park	100,0	Gauteng	2 372	2 372	–	#	30 Nov 15	12 300	Logistics	16 775	68 – 72 Gazelle Avenue Corporate Park South Midrand	124
125	109 Roan Crescent	100,0	Gauteng	1 723	1 723	–	#	30 Nov 15	8 400	Logistics	13 280	109 Roan Crescent Corporate Park North Midrand	125
126	121 Gazelle Avenue Corporate Park	100,0	Gauteng	1 578	1 578	–	#	01 Oct 09	6 600	Logistics	11 731	121 Gazelle Avenue Corporate Park South Midrand	126
	Total logistics[3]			**1 898 419**	**1 537 138**	**1,4 [1][2]**	**81 [2]**		**5 273 653**		**18 076 710**		

\# *Single-tenanted property. The average gross rental of single-tenanted logistics properties is R84/m^2, which includes the logistics properties held for sale and disclosed below.*

~ *Development on land previously acquired by Fortress.*

(1) *Based on Fortress' pro rata interests.*

(2) *Includes investment property held for sale in the logistics sector.*

(3) *In line with prevailing market practice, the logistics sector is not subject to a formal building grading or an established industry classification system. Accordingly, no building grading or industry classification is assigned to the logistics properties.*

Schedule of properties continued

at 30 June 2026

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m^2) (100% of building)	Gross lettable area (m^2) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m^2	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
Office													
127	Kildrummy Office Park Paulshof[4]	100,0	Gauteng	11 947	11 947	16,3	111	30 Nov 15	165 900	Office	112 000	Cnr Witkoppen Road and Umhlanga Avenue Paulshof	127
128	Wedgewood Office Park[3]	100,0	Gauteng	9 625	9 625	15,4	136	30 Nov 15	127 000	Office	112 000	3 Muswell Road Bryanston	128
129	Cullinan Office Park[3]	100,0	Gauteng	7 295	7 295	7,1	111	30 Nov 15	178 000	Office	86 674	2 Cullinan Place Cullinan Close Morningside	129
130	Northdowns Bryanston[4]	100,0	Gauteng	5 745	5 745	14,0	117	30 Nov 15	85 500	Office	62 000	17 Georgian Crescent Bryanston	130
131	28 On Sloane[4]	100,0	Gauteng	4 790	4 790	–	122	30 Nov 15	77 000	Office	54 000	28 Sloane Street Bryanston	131
132	Culross Court Bryanston[3]	100,0	Gauteng	4 076	4 076	5,4	140	30 Nov 15	56 000	Office	52 000	16 Culross Road Bryanston	132
133	26 Augrabies Road Waterfall Park[4]	100,0	Gauteng	3 397	3 397	–	[$]	30 Nov 15	33 500	Office	31 000	26 Augrabies Road Waterfall Park	133
134	Howick Close[4]	100,0	Gauteng	3 949	3 949	100,0	–	30 Nov 15	69 000	Office	28 000	253 Howick Close Vorna Valley Midrand	134
135	Howick Close Waterfall Park[4]	100,0	Gauteng	3 230	3 230	100,0	–	30 Nov 15	37 500	Office	24 000	293 Howick Close Waterfall Office Park Vorna Valley Midrand	135
136	Petunia Road Bryanston[4]	100,0	Gauteng	2 422	2 422	100,0	–	30 Nov 15	32 000	Office	22 500	Cnr Petunia Street and Main Road Bryanston	136
137	Muirfield Fourways Golf Park[4]	100,0	Gauteng	2 804	2 804	30,4	99	30 Nov 15	27 000	Office	18 750	Fourways Golf Park Roos Street Fourways	137
138	Pebble Beach Fourways Golf Park[4]	100,0	Gauteng	1 897	1 897	6,4	94	30 Nov 15	20 400	Office	14 400	Fourways Golf Park Roos Street Fourways	138
	Total office			**61 177**	**61 177**	**23,7**[(1)(2)]	**117**[(2)]		**908 800**		**617 324**		

[$] *Single-tenanted property. The average gross rental of single-tenanted office properties is R106/m^2, which includes the office properties held for sale and disclosed below.*

(1) *Based on Fortress' pro rata interests.*

(2) *Includes investment property held for sale in the office sector.*

(3) *Office building grading A*

(4) *Office building grading B*

Block C of Cullinan Office Park is occupied by Fortress Real Estate Investments Limited since May 2018 and is shown under Property at R25,326 million.

Industrial

139	Isando Business Park	100,0	Gauteng	54 479	54 479	5,5	66	30 Nov 15	354 000	Industrial	263 451	Cnr Andre Greyvenstein Avenue and Hulley Street Isando	139
140	154 Monteer Road Isando	100,0	Gauteng	22 445	22 445	–	[&]	30 Nov 15	100 700	Industrial	99 927	22 Monteer Road Isando	140
141	60 North Reef Road Elandsfontein	100,0	Gauteng	24 686	24 686	–	[&]	30 Nov 15	133 600	Industrial	99 085	60 North Reef Road Elandsfontein Germiston	141
142	Jonas Road Germiston	100,0	Gauteng	34 878	34 878	–	56	30 Nov 15	158 000	Industrial	90 476	Jonas Road Elandsfontein Germiston	142
143	Eastside Corporate Park Midrand	100,0	Gauteng	9 395	9 395	–	64	30 Nov 15	49 000	Industrial	71 317	807 Richards Drive Midrand	143
144	Waterpas Street Isando	100,0	Gauteng	14 718	14 718	41,9	[&]	30 Nov 15	109 000	Industrial	60 006	2 Waterpas Street Isando	144
145	Robertville Industrial	100,0	Gauteng	9 137	9 137	–	[&]	30 Nov 15	44 200	Industrial	50 264	1067 Katrol Avenue Robertville	145
146	7 Nywerheid Street Tunney	100,0	Gauteng	4 183	4 183	–	[&]	30 Nov 15	32 800	Industrial	28 094	7 Nywerheid Street Tunney	146
147	Lakeview Business Park	100,0	Gauteng	2 667	2 667	–	[&]	30 Nov 15	15 100	Industrial	16 575	Yaldwyn Road Jet Park	147
148	5 Midley Roads Jet Park (previously Rudo Nel Jet Park)	100,0	Gauteng	2 292	2 292	–	[&]	01 Dec 16	27 700	Industrial	15 011	5 Midley Roads Hughes Jet Park	148
149	Prolecon Industrial Park	100,0	Gauteng	4 595	4 595	10,7	65	01 Dec 16	22 776	Industrial	10 934	2 and 4 Prolecon Road Prolecon	149
150	44 Neptune Street Paarden Eiland	50,0	Western Cape	1 785	893	–	[&]	01 Dec 16	3 450	Industrial	10 624	44 Neptune Street Paarden Eiland	150
151	20 Industrial Crescent Witbank	50,0	Mpumalanga	2 680	1 340	–	[&]	01 Dec 16	7 900	Industrial	10 250	20 Industrial Crescent Witbank	151
152	25 Angus Crescent Longmeadow	50,0	Gauteng	1 680	840	–	[&]	01 Dec 16	7 000	Industrial	8 447	25 Angus Crescent Longmeadow	152
153	19A Dorsetshire Street Paarden Eiland	50,0	Western Cape	1 350	675	–	[&]	01 Dec 16	4 450	Industrial	8 035	19A Dorsetshire Street Paarden Eiland	153
154	37 Kindon Road Robertsham	50,0	Gauteng	3 400	1 700	–	[&]	01 Dec 16	4 640	Industrial	6 955	37 Kindon Road Robertsham	154
155	40 Beechfield Crescent Springfield	50,0	KwaZulu-Natal	965	483	–	[&]	01 Dec 16	2 750	Industrial	4 090	40 Beechfield Crescent Springfield	155
156	216 Winze Road Stormill	50,0	Gauteng	1 466	733	–	[&]	01 Dec 16	3 140	Industrial	3 720	216 Winze Road Stormill	156
157	312 Mitchell Street Pretoria West	50,0	Gauteng	1 741	871	–	[&]	01 Dec 16	5 400	Industrial	3 065	312 Mitchell Street Pretoria West	157

Schedule of properties continued

at 30 June 2026

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m^2) (100% of building)	Gross lettable area (m^2) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m^2	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
Industrial – Inofort (51,46%)													
158	Island Works	51,46	Western Cape	20 699	10 652	0,8	113	01 Mar 22	94 995	Industrial	100 474	20 Cumberland Road Paarden Eiland	158
159	Tambo Exchange	51,46	Gauteng	25 416	13 079	13,5	77	30 Nov 15	68 442	Industrial	83 524	Jones Road Jet Park	159
160	Textile Exchange	51,46	Western Cape	17 188	8 845	4,5	68	01 Mar 22	43 331	Industrial	51 842	19 Tekstiel Road Parow	160
161	Malibongwe Exchange	51,46	Gauteng	15 496	7 974	10,8	89	30 Nov 15	49 607	Industrial	49 291	123 Malibongwe Drive Strijdompark	161
162	Powder Mill	51,46	Western Cape	8 431	4 339	7,7	79	01 Mar 22	46 467	Industrial	48 454	5 Sunrise Circle Ndabeni	162
163	Maitland (ITL)	51,46	Western Cape	14 056	7 233	7,7	47	01 Mar 22	39 522	Industrial	38 053	5 9th Avenue Maitland	163
164	Eastborough Exchange	51,46	Gauteng	9 054	4 659	–	74	30 Nov 15	25 576	Industrial	31 012	15 – 21 Olympia Street Eastgate	164
165	Electron Exchange	51,46	Gauteng	10 728	5 521	10,6	81	30 Nov 15	24 701	Industrial	27 519	50 Electron Avenue Isando	165
166	Epping Works	51,46	Western Cape	7 842	4 035	0,5	87	01 Mar 22	23 708	Industrial	26 903	4 Moorsom Avenue Epping Industria 2	166
167	Lanzerac Works	51,46	Gauteng	9 411	4 843	7,7	87	30 Nov 15	23 363	Industrial	25 459	Old Pretoria Road Halfway House	167
168	Sandton Works	51,46	Gauteng	7 867	4 048	7,5	85	30 Nov 15	24 186	Industrial	22 665	15th Street Eastgate	168
169	Wadeville Works	51,46	Gauteng	10 142	5 219	14,6	60	01 Dec 16	18 526	Industrial	21 507	7 Crocker Road Wadeville	169
170	Olympia Works	51,46	Gauteng	8 078	4 157	3,0	102	30 Nov 15	20 172	Industrial	21 138	9 – 13 Olympia Street Eastgate	170
171	Merinda Works	51,46	Gauteng	8 130	4 184	41,8	62	30 Nov 15	18 834	Industrial	20 396	71 – 73 Rudo Nel Street Jet Park	171
172	Coventry Works	51,46	Gauteng	6 437	3 312	–	79	30 Nov 15	16 982	Industrial	16 855	675 Old Pretoria Road Midrand	172
173	Wynberg Workshops Block C	51,46	Gauteng	4 763	2 451	13,9	61	01 Mar 22	11 355	Industrial	12 024	56 6th Street Wynberg	173
174	Rutland Works	51,46	Gauteng	4 405	2 267	3,3	78	30 Nov 15	10 755	Industrial	11 828	30 Main Street Eastleigh Edenvale	174
175	Maitland Mini	51,46	Western Cape	3 132	1 612	1,0	88	01 Mar 22	10 160	Industrial	10 916	Block D 47 8th Avenue Maitland	175
176	Wynberg Workshops Block B	51,46	Gauteng	3 640	1 873	12,0	84	01 Mar 22	11 632	Industrial	10 839	139 6th Street Wynberg	176
177	Island Works Extension	51,46	Western Cape	1 595	821	–	115	01 Mar 22	10 292	Industrial	9 857	18 Cumberland Road Paarden Eiland	177
178	Richards Exchange	51,46	Gauteng	3 301	1 699	30,3	84	30 Nov 15	8 388	Industrial	8 994	778 Richards Drive Midrand	178
179	Maitland Stores	51,46	Western Cape	1 777	915	97,5	119	01 Mar 22	5 329	Industrial	8 028	5 9th Avenue Maitland	179
180	Light Works	51,46	Gauteng	2 106	1 084	–	47	01 Mar 22	5 680	Industrial	3 797	Unit 2A 6th Street Wynberg	180
	Total industrial[2]			**402 236**	**295 832**	**6,6[1]**	**70**		**1 697 609**		**1 521 701**		
Other – Residential													
181	Copper Lake Estate	60,0	Eastern Cape	17 361	10 417	–	*	01 Oct 09/ 01 Jul 10	64 689	Other – Residential	111 000	Sisson Street Mthatha	181
	Total other – Residential[1]			**17 361**	**10 417**	**–**	*		**64 689**		**111 000**		
Other – Serviced apartments													
182	The Prism	50,1	Gauteng	10 164	5 092	–	*	01 Dec 16	58 518	Other – Serviced apartments	92 685	29 De La Rey Road Edenburg	182
	Total other – Serviced apartments[1]			**10 164**	**5 092**	**–**	*		**58 518**		**92 685**		

& *Single-tenanted property. The average gross rental of single-tenanted industrial properties is R55/m^2.*

(1) *Based on Fortress'* pro rata *interests.*

(2) *In line with prevailing market practice, the industrial sector is not subject to a formal building grading or an established industry classification system. Accordingly, no building grading or industry classification is assigned to the industrial properties.*

* *Single-tenanted property and the only property in the sector. The average gross rental of single-tenanted other properties is R170/m^2.*

(1) *In line with prevailing market practice, the other sector is not subject to a formal building grading or an established industry classification system. Accordingly, no building grading or industry classification is assigned to these properties.*

Schedule of properties continued

at 30 June 2026

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m^2) (100% of building)	Gross lettable area (m^2) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m^2	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
Investment property under development													
	Longlake Logistics Park	100,0	Gauteng	–	–			14 Jul 17	487 280[$]	Logistics	476 418	Ashworth and Laneshaw Streets Longlake	
	Sandton Office Land – Stella and West Streets	100,0	Gauteng	–	–			12 Oct 18	577 393[$]	Office	152 010	Cnr Stella and West Streets Sandton	
	Clairwood Logistics Park	100,0	KwaZulu-Natal	–	–			30 Nov 15	355 081[$]	Logistics	125 477	89 Barrier Lane Mobeni East	
	Cornubia Ridge Logistics Park	50,1	KwaZulu-Natal	–	–			01 Nov 16	137 067[$]	Logistics	86 595	Adjacent to N2 Highway to east of Gateway KwaZulu-Natal	
	Eastport Logistics Park	65,0	Gauteng	–	–			15 Mar 17	491 501[$]	Logistics	77 650	Cnr R21 and R25/K60 Freeways Ekurhuleni	
	Greenbushes Land	100,0	Eastern Cape	–	–			30 Nov 15	105 678[$]	Logistics	67 082	Old Cape Road Gqeberha	
	Rivergate Cape Town	100,0	Western Cape	–	–			30 Nov 15	79 269[$]	Logistics	63 379	Cnr Cosmonaut and Rivergate Drives Rivergate	
	Botlokwa Plaza Extension	100,0	Limpopo	–	–			01 Oct 09	–[(1)]	Retail	43 745	N1 Mphakane off-ramp Botlokwa	
	Linbro Park East Logistics	50,0	Gauteng	–	–			30 Nov 15	32 671[$]	Logistics	30 000	Cnr Marlboro and K113 Roads Longlake	
	Raceway Logistics Park	100,0	Gauteng	–	–			30 Nov 15	18 692[$]	Logistics	18 692	Raceway Industrial Park	
	Evaton Land	100,0	Gauteng	–	–			11 Aug 14	18 226[$]	Retail	18 226	Cnr Eastern Road and Golden Highway Evaton West	
	Flamwood Land	100,0	North West	–	–			01 Jul 12/ 05 Apr 23	13 631[$]	Retail	13 631	Brother Patrick Lane Klerksdorp	
	Union Park Logistics Park	100,0	Gauteng	–	–			01 Dec 16	12 106[$]	Logistics	12 106	14 Union Street Alberton North	
	Tzaneen Land	100,0	Limpopo	–	–			21 May 13	48 675[$]	Retail	11 750	Voortrekker Road Tzaneen	
	Tzaneen Lifestyle Centre Land	25,0	Limpopo	–	–			21 May 13	38 670[$]	Retail	6 785	Cnr Voortrekker and the P43–3 Roads Tzaneen	
	Total property under development			–	–				**2 415 940**		**1 203 546**		
	Total investment property			**3 079 052**	**2 443 528**				**15 895 170**		**34 379 465**		

[$] *Purchase price includes capitalised costs to date.*

[(1)] *Purchase price included in investment property.*

Investment property held for sale

183	Mahogany Road	100,0	KwaZulu-Natal	16 209	16 209	–	82	30 Nov 15	107 400	Logistics	126 000	Undoni Crescent Mahogany Ridge Pinetown	183
184	Monyetla Office Park	100,0	Eastern Cape	4 551	4 551	–	[$]	30 Nov 15	96 363	Office	75 500	Inyanga Close Sunninghill	184
185	Eastport Logistics Park – Building 4 (Clippa)	32,5	Gauteng	14 204	4 616	–	[#]	15 Mar 17	~	Logistics	75 108	100E Eastport Boulevard Kempton Park	185
	Total held for sale			**34 964**	**25 376**				**203 763**		**276 608**		
	Total South African portfolio			**3 114 016**	**2 468 904**	**2,8**	**106**		**16 098 933**		**34 656 073**		

Schedule of properties continued

at 30 June 2026

	Property name	Fortress' % ownership	Geographical location	Gross lettable area (m²) (100% of building)	Gross lettable area (m²) (Fortress' proportionate % of building)	Vacancy %	Weighted average rate R/m²	Acquisition date	Purchase price R'000	Sector	Valuation R'000 (Fortress' proportionate ownership %)	Address	
Fortress – Europe													
186	Fortress Industrial Park Wrocław	100,0	Poland	76 011	76 011	–	@	28 Aug 25	1 002 798	Logistics – Europe	929 045	Mydlana 2 51 – 502 Wrocław	186
187	Gdańsk Logistics Park	100,0	Poland	50 916	50 916	18,1	87	01 Feb 25	~	Logistics – Europe	763 907	30 Wierzbowa Street Przejazdowo	187
188	Zabrze Logistics Park – Hall A	100,0	Poland	46 259	46 259	–	85	23 Feb 22	~	Logistics – Europe	718 784	24 Macieja Mielżyńskiego Street 41 – 850 Zabrze	188
189	Łódź Logistics Park – Hall A	100,0	Poland	53 719	53 719	–	89	14 Jan 22/ 23 Jun 22	~	Logistics – Europe	665 261	2 Inwestycyjna Street 95-080 Głuchów	189
190	Bydgoszcz Logistics Park – Hall C	100,0	Poland	25 454	25 454	–	103	12 Dec 20	~	Logistics – Europe	463 961	28 Mokra Street Bydgoszcz	190
191	Stargard Logistics Park – Hall D	100,0	Poland	30 796	30 796	–	56	12 Dec 20	~	Logistics – Europe	311 367	10D Metalowa Street Stargard	191
192	Bydgoszcz Logistics Park – Hall E	100,0	Poland	18 201	18 201	12,3	81	12 Dec 20	~	Logistics – Europe	284 218	30A Mokra Street Bydgoszcz	192
193	Bydgoszcz Logistics Park – Hall B	100,0	Poland	16 253	16 253	–	94	12 Dec 20	~	Logistics – Europe	265 308	30 Mokra Street Bydgoszcz	193
194	Bydgoszcz Logistics Park – Hall D	100,0	Poland	17 910	17 910	–	@	12 Dec 20	203 779	Logistics – Europe	260 440	28A Mokra Street Bydgoszcz	194
195	Eli Park – DC1 and DC2	100,0	Romania	20 353	20 353	–	@	01 Jul 21	220 312	Logistics – Europe	252 762	Şoseaua București-Pitești, Km 16, Tarla 105, Parcela 420, Buftea, Judet Ilfov	195
196	Eli Park – DC3	100,0	Romania	17 923	17 923	–	86	01 Jul 21	192 039	Logistics – Europe	234 040	Şoseaua București-Pitești, Km 16, Tarla 105, Parcela 420, Buftea, Judet Ilfov	196
197	Stargard Logistics Park – Hall A	100,0	Poland	11 480	11 480	–	84	12 Dec 20	114 011	Logistics – Europe	163 266	10A Metalowa Street Stargard	197
198	Bydgoszcz Logistics Park – Hall A	100,0	Poland	9 183	9 183	–	93	12 Dec 20	108 601	Logistics – Europe	162 705	32 Mokra Street Bydgoszcz	198
199	Eli Park – DC4	100,0	Romania	11 864	11 864	–	87	01 Jul 21	126 556	Logistics – Europe	153 530	Şoseaua București-Pitești, Km 16, Tarla 105, Parcela 420, Buftea, Judet Ilfov	199
200	Stargard Logistics Park – Hall C	100,0	Poland	5 703	5 703	–	@	12 Dec 20	~	Logistics – Europe	102 790	10 Metalowa Street Stargard	200
201	Bydgoszcz Logistics Park – Hall F	100,0	Poland	4 904	4 904	–	@	12 Dec 20	75 808	Logistics – Europe	100 544	32A Mokra Street Bydgoszcz	201
	Total Fortress – Europe[1]			**416 929**	**416 929**	**2,7**	**85**		**2 043 904**		**5 831 928**		

@ *Single-tenanted property. The average gross rental of single-tenanted European properties is R86/m².*

~ *Development on land previously acquired by Fortress.*

(1) *In line with prevailing market practice, the European sector is not subject to a formal building grading or an established industry classification system. Accordingly, no building grading or industry classification is assigned to these properties.*

Investment property under development – Fortress Europe

	Zabrze Logistics Park	100,0	Poland	–	–			23 Feb 22	216 145$	Logistics – Europe	216 145	Crossroads Mielżyńskiego and Szkubacza Street Zabrze	
	Łódź Logistics Park	100,0	Poland	–	–			14 Jan 22/ 23 Jun 22	84 729$	Logistics – Europe	84 729	2 Inwestycyjna Street Głuchów	
	Gdańsk Logistics Park	100,0	Poland	–	–			01 Feb 25	77 899$	Logistics – Europe	77 899	30 Wierzbowa Street Przejazdowo	
	Bucharest Logistics Park 2	80,0	Romania	–	–			18 Dec 25	67 762$	Logistics – Europe	67 762	Strada Milano, 070000 Buftea	
	Stargard Logistics Park	100,0	Poland	–	–			12 Dec 20	52 505$	Logistics – Europe	52 505	10 Metalowa Street Stargard	
	Total property under development – Fortress Europe			**–**	**–**		**–**		**499 040**		**499 040**		
	Total European portfolio			**416 929**	**416 929**	**2,7**	**85**		**2 542 944**		**6 330 968**		
	Grand total portfolio			**3 530 945**	**2 885 833**	**2,8**	**103**		**18 641 877**		**40 987 041**		

$ *Purchase price includes capitalised costs to date and effects of foreign exchange rates.*

Note: The GLA shown in the table reflects both 100% of the building's GLA, as well as Fortress' pro rata *percentage ownership of the GLA. The original cost and valuation reflect Fortress'* pro rata *percentage ownership of the building.*



Other information

Powering Growth

Gdańsk Logistics Park

Auditor's assurance report on the compilation of the *pro forma* financial information

To the directors of Fortress Real Estate Investments Limited

Introduction

We have completed our assurance engagement to report on the compilation of the *pro forma* financial information of Fortress Real Estate Investments Limited ("Fortress" or the "Company"), and its subsidiaries (collectively "the Group"), by the directors of Fortress ("Directors").

The *pro forma* financial information constitutes the management accounts which comprise of the summarised consolidated statement of financial position, summarised consolidated statement of comprehensive income, Headline earnings per FFB share (cents), Diluted headline earnings per FFB share (cents), TNAV per share (rands/cents), NAV per share (rands/cents) LTV ratio (%), Net property expense ratio (%), Gross property expense ratio (%), Net total expense ratio (%), and Gross total expense ratio (%), and the related notes (collectively "*pro forma* financial information" or "management accounts"), included in the Management accounts section of the Annual financial statements for the year ended 30 June 2026 and Annexure 2: Management Accounts of the Summary consolidated financial statements ("Financial Information").

The applicable criteria on the basis of which the Directors have compiled the *pro forma* financial information is specified in paragraphs 11.8 to 11.18 of the JSE Listings Requirements ("JSE Listings Requirements") and the Guide on *Pro Forma* Financial Information issued by SAICA, and described in the basis of preparation set out in the Management accounts section of the Annual financial statements and Annexure 2: Management Accounts of the Summary consolidated financial statements, forming part of the Financial Information.

The *pro forma* financial information has been compiled by the Directors to illustrate the effects of proportionately consolidating specific assets and liabilities of entities not wholly owned by Fortress, and fair valuing the respective investments held in associates, as at 30 June 2026 to reflect Fortress' economic interests in assets and liabilities and revenue and expenditure ("Management Accounts Adjustments").

As part of this process, the audited consolidated statement of financial position and audited consolidated statement of comprehensive income for the year ended 30 June 2026 ("Audited Financial Information") used to determine the *pro forma* financial information have been extracted by the Directors from the audited Annual Financial Statements for the year ended 30 June 2026 on which an unmodified audit opinion has been issued on 3 September 2026.

Directors' responsibility for the *pro forma* financial information

The Directors are solely responsible for the compilation and presentation of the *pro forma* financial information on the basis of the applicable criteria specified in paragraphs 11.8 to 11.18 of the JSE Listings Requirements and the Guide on *Pro Forma* Financial Information issued by SAICA, and described in the basis of preparation set out in the Management accounts section of the Annual financial statements and Annexure 2: Management Accounts of the Summary consolidated financial statements ("Applicable Criteria").

Our independence and quality management

We have complied with the independence and other ethical requirements of the Code of Professional Conduct for Registered Auditors issued by the Independent Regulatory Board for Auditors ("IRBA Code") which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards).

KPMG Inc. applies the International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Independent auditor's responsibility

Our responsibility is to express an opinion about whether the *pro forma* financial information has been compiled, in all material respects, by the Directors on the basis of the Applicable Criteria.

We conducted our engagement in accordance with International Standard on Assurance Engagements (ISAE) 3420, Assurance Engagements to Report on the Compilation of *Pro Forma* Financial Information Included in a Prospectus, issued by the International Auditing and Assurance Standards Board. This standard requires that we plan and perform procedures to obtain reasonable assurance about whether the *pro forma* financial information has been compiled, in all material respects, on the basis of the Applicable Criteria.

For purposes of this engagement, we are not responsible for updating or re-issuing any reports or opinions on any historical financial information used in compiling the *pro forma* financial information of Fortress. We note, however, that we audited the Annual financial statements which have been used in compiling the *pro forma* financial information. We issued our unmodified opinion on the Annual financial statements on 3 September 2026.

The purpose of *pro forma* financial information included in the Management Accounts section of the Annual financial statements for the year ended 30 June 2026 and Annexure 2: Management Accounts of the Summary consolidated financial statements is solely to illustrate the impact of the Management Accounts Adjustments on the unadjusted audited annual financial statements on the basis of the Applicable Criteria.

A reasonable assurance engagement to report on whether the *pro forma* financial information has been compiled, in all material respects, on the basis of the Applicable Criteria involves performing procedures to assess whether the Applicable Criteria used by the Directors in the compilation of the *pro forma* financial information provides a reasonable basis for presenting the *pro forma* financial information and to obtain sufficient appropriate evidence about whether:

- The Management Accounts Adjustments give appropriate effect to the Applicable Criteria; and
- The *pro forma* financial information reflects the proper application of the Management Accounts Adjustments to the unadjusted audited Annual Financial Statements.

Our procedures selected depend on our judgement, having regard to our understanding of the nature of the Group, the Management Accounts Adjustments, and other relevant engagement circumstances.

Our engagement also involves evaluating the overall presentation of the *pro forma* financial information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the *pro forma* financial information has been compiled, in all material respects, on the basis of the Applicable Criteria.

Restriction on use

This report has been prepared for the purpose of satisfying the requirements of the JSE Listings Requirements, and for no other purpose.

KPMG Inc.

KPMG Inc.
Per RL Solomon
Chartered Accountant (SA)
Registered Auditor
Director

3 September 2026

Management accounts

The information and ratios presented in the table represent Fortress' economic interest in assets and liabilities and revenue and expenditure. The information is calculated as disclosed under Basis of preparation noted below and is derived from the management accounts. The information is consistently prepared for all reporting periods disclosed below.

	2026	2025
TNAV per share^	**R28,69**[!]	R26,25
NAV per share^^	**R27,02**[!]	R25,27
LTV ratio** (%)	**34,0**[@]	38,9
Net property expense ratio (%)	**22,4**	23,4
Gross property expense ratio (%)	**40,2**	41,5
Net total expense ratio (%)	**22,7**	22,9
Gross total expense ratio (%)	**37,0**	37,3

^ *The TNAV per share is calculated as the total NAV after deducting intangible assets, divided by the aggregate number of FFB shares in issue.*

^^ *The NAV per share is calculated as the total NAV divided by the aggregate number of FFB shares in issue.*

** *The LTV ratio is calculated by dividing the total interest-bearing borrowings adjusted for cash on hand by the total of investments in property, listed securities and loans advanced, and is based on management accounts information.*

[!] *Included in the aggregate number of FFB shares in issue is the FFB accelerated bookbuild shares to be issued.*

[@] *Includes the adjustment to cash on hand from the proceeds of the FFB accelerated bookbuild.*

Basis of preparation

In order to provide information of relevance to investors, we present management accounts in addition to IFRS financial statements. While the management accounts are based on the audited financial information for the year ended 30 June 2026, these have been adjusted for the *pro forma* adjustments and therefore constitute *pro forma* financial information per the JSE Listings Requirements. The management accounts have been prepared on the following basis:

- The group's interest in Arbour Town, an associate, accounted for using the equity method for IFRS® Accounting Standards purposes, is proportionately consolidated; and
- The group accounts for its share of the assets, liabilities and results of partially-owned subsidiaries (Bridge, Cornubia, Mantraweb Residential, Inofort, The Prism, Tradecco Properties and Fortress Logistics Park Bucharest 2) on a proportionately consolidated basis instead of consolidating them.

The *pro forma* financial information (management accounts) has been prepared in terms of the JSE Listings Requirements and the Guide on *Pro Forma* Financial Information, issued by SAICA.

Fortress' auditor, KPMG, has issued an unmodified independent auditor's assurance report on this *pro forma* information.

Directors' responsibility statement

The preparation of the management accounts is the sole responsibility of the directors. These accounts have been prepared on the basis stated, for illustrative purposes only, to show the impact of the accounting adjustments detailed in the basis of preparation above on the audited consolidated statement of financial position and the audited consolidated statement of comprehensive income.

Due to their nature, the management accounts may not fairly present the financial position, changes in equity and results of operations or cash flows of the group in terms of IFRS® Accounting Standards.

Management accounts adjustments

Adjustment 1

This adjustment proportionately consolidates the indirect investments in The Galleria and Arbour Crossing that are held through Arbour Town (Fortress has a 25% interest), accounted for using the equity method in terms of IFRS® Accounting Standards.

It effectively discloses the group's interest in the assets, liabilities and results of operations from these investments by disclosing the management accounts for the year ended 30 June 2026 on a line-by-line basis.

This is a continuing adjustment for management accounts purposes.

Adjustment 2

This adjustment proportionately consolidates the indirect investments in partially-owned subsidiaries (the indirect investments in Bridge, Cornubia, Mantraweb Residential, Inofort, The Prism, Tradecco Properties and Fortress Logistics Park Bucharest 2) that are consolidated in terms of IFRS® Accounting Standards.

It uses the unaudited financial statements for the year ended 30 June 2026 of Bridge, Cornubia, Mantraweb Residential, Inofort, The Prism, Tradecco Properties and Fortress Logistics Park Bucharest 2 to reverse the non-controlling interests to reflect the group's interest in the assets, liabilities and results of operations from these investments.

This is a continuing adjustment for management accounts purposes.

Summarised consolidated statement of financial position

	IFRS® Accounting Standards Jun 2026 R'000	Adj 1 Fair value accounting for investment in associate – Arbour Town Jun 2026 R'000	Adj 2 Proportionate consolidation of partially-owned subsidiaries Jun 2026 R'000	Management accounts Jun 2026 R'000
Assets				
Non-current assets	**56 963 431**	**4 397**	**(1 006 364)**	**55 961 464**
Investment property	**38 353 645**	**921 152**	**(1 240 853)**	**38 033 944**
Straight-lining of rental revenue adjustment	**949 766**	**29 010**	**(4 924)**	**973 852**
Investment property under development	**1 719 525**		**(16 940)**	**1 702 585**
Property	**25 326**			**25 326**
Investment in and loan to associate	**945 765**	**(945 765)**		**–**
Investment in listed equity	**14 966 915**			**14 966 915**
Deferred tax	**2 489**			**2 489**
Loans to co-owners	**–**		**256 353**	**256 353**
Current assets	**8 749 350**	**10 259**	**(27 906)**	**8 731 703**
Trade and other receivables	**1 415 480**	**7 130**	**(23 358)**	**1 399 252**
Other receivable – proceeds from FFB accelerated bookbuild	**1 350 000**			**1 350 000**
Cash and cash equivalents	**5 983 870**	**3 129**	**(4 548)**	**5 982 451**
Non-current assets held for sale	**276 608**	**–**	**–**	**276 608**
Investment property and investment property under development held for sale	**265 771**			**265 771**
Straight-lining of rental revenue adjustment	**10 837**			**10 837**
Total assets	**65 989 389**	**14 656**	**(1 034 270)**	**64 969 775**
Equity and liabilities				
Total equity attributable to equity holders	**34 584 322**	**–**	**25**	**34 584 347**
Stated capital	**38 459 856**			**38 459 856**
Currency translation reserve	**212 192**		**25**	**212 217**
Reserves	**(4 087 726)**			**(4 087 726)**
Non-controlling interests	**244 429**		**(244 429)**	**–**
Total equity	**34 828 751**	**–**	**(244 404)**	**34 584 347**
Total liabilities	**31 160 638**	**14 656**	**(789 866)**	**30 385 428**
Non-current liabilities	**22 887 387**	**3 723**	**(478 512)**	**22 412 598**
Interest-bearing borrowings	**20 675 269**		**(410 500)**	**20 264 769**
Deferred tax	**2 212 118**	**3 723**	**(68 012)**	**2 147 829**
Current liabilities	**8 273 251**	**10 933**	**(311 354)**	**7 972 830**
Trade and other payables	**1 674 374**	**10 933**	**(46 230)**	**1 639 077**
Income tax payable	**150 430**		**152**	**150 582**
Interest-bearing borrowings	**6 448 447**		**(265 276)**	**6 183 171**
Total equity and liabilities	**65 989 389**	**14 656**	**(1 034 270)**	**64 969 775**
TNAV per share (Rand)	**28,75**			**28,69**
NAV per share (Rand)	**27,02**			**27,02**

Management accounts continued

Summarised consolidated statement of comprehensive income

	IFRS® Accounting Standards for the year ended Jun 2026 R'000	Adj 1 Fair value accounting for investment in associate – Arbour Town for the year ended Jun 2026 R'000	Adj 2 Proportionate consolidation of partially-owned subsidiaries for the year ended Jun 2026 R'000	Management accounts for the year ended Jun 2026 R'000
Recoveries and contractual rental revenue	4 908 023	125 451	(169 233)	4 864 241
Straight-lining of rental revenue adjustment	164 072	120	(1 737)	162 455
Revenue from direct property operations	5 072 095	125 571	(170 970)	5 026 696
Revenue from investment	1 168 879			1 168 879
Total revenue	6 240 974	125 571	(170 970)	6 195 575
Fair value gain on investment property, investment and derivative financial instruments	3 660 070	67 297	(66 790)	3 660 577
Fair value gain on investment property	2 396 622	67 417	(67 985)	2 396 054
Adjustment resulting from straight-lining of rental revenue	(164 072)	(120)	1 737	(162 455)
Fair value gain on investment	1 196 705			1 196 705
Fair value gain on derivative financial instruments	230 815		(542)	230 273
Property operating expenses	(1 962 292)	(59 477)	65 786	(1 955 983)
Administrative expenses	(285 441)	(275)	6 909	(278 807)
IFRS 2: *Share-based Payment* – employee incentive scheme	(139 613)			(139 613)
Foreign exchange gain	168 610		480	169 090
Income from associate	133 244	(133 244)	–	–
– Distributable	65 869	(65 869)		–
– Non-distributable	67 375	(67 375)		–
Profit before net finance costs	7 815 552	(128)	(164 585)	7 650 839

Summarised consolidated statement of comprehensive income continued

	IFRS® Accounting Standards for the year ended Jun 2026 R'000	Adj 1 Fair value accounting for investment in associate – Arbour Town for the year ended Jun 2026 R'000	Adj 2 Proportionate consolidation of partially-owned subsidiaries for the year ended Jun 2026 R'000	Management accounts for the year ended Jun 2026 R'000
Net finance costs	(1 527 374)	170	76 688	(1 450 516)
Finance income	233 581	170	(339)	233 412
– Interest received	233 581	170	(339)	233 412
Finance costs	(1 760 955)	–	77 027	(1 683 928)
– Interest on borrowings	(1 803 410)		76 989	(1 726 421)
– Capitalised interest	42 455		38	42 493
Profit before income tax	6 288 178	42	(87 897)	6 200 323
Income tax	(1 136 244)	(42)	8 570	(1 127 716)
Profit for the year	5 151 934	–	(79 327)	5 072 607
Profit for the year attributable to:				
Equity holders of the company	5 072 607			5 072 607
Non-controlling interests	79 327		(79 327)	–
Profit for the year	5 151 934	–	(79 327)	5 072 607
Basic earnings per FFB share (cents)	417,04			417,04
Diluted earnings per FFB share (cents)	415,10			415,10
Headline earnings per FFB share (cents)	263,74			268,00
Diluted headline earnings per FFB share (cents)	262,51			266,75
Headline earnings				
Profit for the year attributable to equity holders	5 072 607			5 072 607
Adjusted for:	(1 864 634)			(1 812 828)
– Fair value gain on investment property (including straight-lining adjustment)	(2 232 550)			(2 233 599)
– Current year income tax effects in respect of investment property	420 771			420 771
– Fair value gain on investment property of associate	(67 417)			
– Income tax effect	14 562			
Headline earnings	3 207 973			3 259 779

Analysis of Fortress B ordinary shareholders

as at 30 June 2026

	Number of shareholdings	% of total shareholdings	Number of shares	% of issued capital
Shareholder spread				
1 – 1 000	2 959	52,69	410 087	0,03
1 001 – 10 000	1 373	24,45	5 349 232	0,44
10 001 – 100 000	672	11,97	22 648 577	1,85
100 001 – 1 000 000	430	7,65	147 613 668	12,06
Over 1 000 000	182	3,24	1 048 314 893	85,62
Total	**5 616**	**100,00**	**1 224 336 457**	**100,00**

	Number of shareholdings	% of total shareholdings	Number of shares	% of issued capital
Distribution of shareholders				
Assurance companies	44	0,78	25 564 431	2,08
Close corporations	46	0,82	1 226 842	0,10
Collective investment schemes	422	7,52	558 009 352	45,58
Control accounts	3	0,05	24	–
Custodians	27	0,48	1 919 957	0,16
Foundations and charitable funds	52	0,93	11 276 238	0,92
Hedge funds	8	0,14	5 636 184	0,46
Insurance companies	5	0,09	175 199	0,01
Investment partnerships	9	0,16	138 013	0,01
Managed funds	39	0,69	3 959 906	0,32
Medical aid funds	32	0,57	12 994 978	1,06
Organs of state	9	0,16	282 663 547	23,09
Private companies	169	3,01	7 602 697	0,62
Public companies	4	0,07	20 037 388	1,64
Public entities	3	0,05	547 133	0,04
Register imbalance	1	0,02	3 508	–
Retail shareholders	4 065	72,39	30 925 758	2,53
Retirement benefit funds	318	5,66	206 979 605	16,91
Scrip lending	12	0,21	20 919 745	1,71
Sovereign funds	2	0,04	195 784	0,02
Stockbrokers and nominees	23	0,41	25 462 977	2,08
Trusts	315	5,61	8 094 766	0,66
Unclaimed scrip	8	0,14	2 425	–
Total	**5 616**	**100,00**	**1 224 336 457**	**100,00**

	Number of shareholdings	% of total shareholdings	Number of shares	% of issued capital
Shareholder type				
Non-public shareholders	4	0,07	12 700 832	1,04
Directors and company secretary	4	0,07	12 700 832	1,04
Public shareholders	5 612	99,93	1 211 635 625	98,96
Total	**5 616**	**100,00**	**1 224 336 457**	**100,00**

	Number of shares	% of issued capital
Registered shareholders owning 5% or more of the issued shares		
Government Employees Pension Fund	214 402 416	17,51
Coronation Balanced Plus Fund	113 348 139	9,26
Total	**327 750 555**	**26,77**

	Number of shares	% of issued capital
Beneficial shareholders with a holding greater than 5% of the issued shares		
Public Investment Corporation	292 964 843	23,93
Coronation Fund Managers	249 448 814	20,37
Sesfikile Capital	78 359 704	6,40
Meago Asset Managers	74 171 788	6,06
Total	**694 945 149**	**56,76**

Corporate diary

These dates are provisional and are subject to change.

Final 2026

Financial year-end	30 June 2026
Publication of audited annual financial statements and results	
SENS	3 September 2026
Press and presentation	4 September 2026
Integrated report and notice of annual general meeting posted	30 October 2026
Annual general meeting (at 11h00)	1 December 2026

Corporate information

Company details

Fortress Real Estate Investments Limited

Incorporated in the Republic of South Africa
Registration number: 2009/016487/06
JSE share code: FFB
ISIN: ZAE000248506
LEI: 378900FE98E30F24D975
Bond company code: FORI
(Fortress or the group or the company)

Block C, Cullinan Place
Cullinan Close, Morningside, 2196
(PO Box 138, Rivonia, 2128)

Commercial bankers

The Standard Bank of South Africa Limited

(Registration number: 1962/000738/06)
Corporate and Investment Banking
7th Floor, 3 Simmonds Street
Johannesburg, 2001
(PO Box 61029, Marshalltown, 2107)

Transfer secretaries

JSE Investor Services Proprietary Limited

(Registration number: 2000/007239/07)
One Exchange Square, Gwen Lane
Sandown, Sandton, 2196
(PO Box 4844, Johannesburg, 2000)

Lead sponsor

Java Capital Trustees and Sponsors Proprietary Limited

(Registration number: 2006/005780/07)
6th Floor, 1 Park Lane, Wierda Valley
Sandton, 2196
(PO Box 522606, Saxonwold, 2132)

Joint equity sponsor and debt sponsor

Nedbank Limited, acting through its Corporate and Investment Banking Division

(Registration number: 1951/000009/06)
3rd Floor, Corporate Place
Nedbank Sandton
135 Rivonia Road, Sandton, 2196
(PO Box 1144, Johannesburg, 2000)

Company secretary and registered office

Tamlyn Stevens CA(SA)

Block C, Cullinan Place
Cullinan Close, Morningside, 2196
(PO Box 138, Rivonia, 2128)

External auditor

KPMG Inc.

KPMG Crescent
85 Empire Road, Parktown, 2193
(Private Bag 9, Parkview, 2122)

Email

info@fortressfund.co.za



Palm Springs Mall

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