ATTACQ



Notice of Annual General *Meeting*

for the year ended 30 June 2026

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Our reporting suite for FY26

Our reporting suite provides us with an opportunity to share our achievements for the year ended 30 June 2026.

This suite is supplemented by various online publications, stakeholder communications and additional information available on attacq.co.za



Notice of Annual General Meeting (AGM)



Annual Financial Statements for the Group and Company (AFS)



Integrated Report (IR)



ESG Data Book



Nexus Courtyard Hotel, Waterfall City

Letter to the *shareholders*



Ipeleng Mkhari Chairperson

Dear shareholders,

Stewardship with purpose

Assuming the role of Chairperson of Attacq is both an honour and a profound responsibility. Having served on the board since 2018, I have had the privilege of witnessing the evolution of a business that has consistently challenged convention, embraced opportunity and remained true to the entrepreneurial spirit on which it was founded. I would like to acknowledge Pierre Tredoux, my predecessor, whose leadership, wisdom and unwavering commitment to sound governance helped shape Attacq into the resilient and respected business it is today. On behalf of the board, I thank Pierre for his significant contribution and for the strong foundation he has laid for Attacq's future.

As I step into this role, my ambition is not to redefine Attacq, but to build on the strengths that have always made it distinctive. As we continue to grow and evolve, it is essential that we do not lose the entrepreneurial energy that has always been our competitive advantage. This energy is reflected in the way we think, the agility with which we respond and our willingness to challenge convention in pursuit of sustained value. Preserving that mindset, while enhancing our governance, leadership and organisational agility, will be fundamental to our success.

The board's role is to look beyond the immediate horizon. We are entrusted with safeguarding the foundations of our business, building the leadership and governance needed for tomorrow, and allocating capital with discipline to unlock future potential.

FY26 reflected this philosophy in action. Despite an increasingly complex operating environment, the board remained focused on preserving the group's financial strength while continuing to invest confidently in Attacq's strategic direction.

"Enduring value is created by protecting what matters today, evolving with purpose and investing ahead for the opportunities of tomorrow."

Building the capability for tomorrow

"Strong governance begins with strong leadership, diverse perspectives and having the right people around the table."

One of the board's most important responsibilities is ensuring that the organisation has the leadership, governance and capability required to support its next phase of growth.

I welcome Sureya Scheepers as Group Company Secretary. Effective governance relies on a strong partnership between the board, executive leadership and the company secretary. Sureya's governance expertise will support the board as we advance our governance framework and prepare for the transition to King V.

I am equally delighted to welcome Lindiwe Sebesho to the board. Her extensive executive experience and remuneration expertise further enrich the diversity of perspectives around our board table. Diversity of thought, constructive challenge and independent judgement are essential to effective governance, and I have no doubt Lindiwe will make a valuable contribution to Attacq's success.

I would also like to congratulate Peter de Villiers on his appointment as Chief Financial Officer. Peter's extensive experience within Attacq, together with his deep understanding of our portfolio, capital allocation and investment strategy, provides continuity while further deepening our financial leadership as we execute our Horizon 2030 ambitions.

These appointments represent more than succession planning. They reflect the board's commitment to continually building Attacq's leadership depth while preserving the agile, opportunity-focused culture that differentiates our business.

Under Jackie's leadership, supported by a highly capable executive team and a committed board, I am confident Attacq has the leadership, governance and capability to deliver on its Horizon 2030 ambitions and create enduring value for all our stakeholders.

"Attacq has always attracted exceptional people. Just as we attract leading clients and trusted capital partners, we attract talented leaders who share our ambition, strategic mindset and commitment to creating lasting value."

Protecting the foundations of long-term value

“The true test of leadership is not how we respond to a crisis, but the decisions we make long before one arrives.”

The board must also safeguard the foundations that enable Attacq to create long-term value. This extends beyond prudent governance and disciplined capital allocation. It requires us to ensure the business remains financially resilient, operationally adaptable and well positioned to capitalise on future opportunities.

One of Attacq's defining strengths has always been its strategic agility, combining the ability to recognise opportunity with the discipline to allocate capital responsibly. As the business evolves, retaining these qualities while maintaining sound governance will remain fundamental to our success.

Today's boards are navigating an increasingly complex operating environment characterised by geopolitical uncertainty, constrained economic growth, evolving regulation and growing pressure on South Africa's municipal infrastructure. In this environment, sustainable performance is no longer simply about protecting current results; it is about creating the agility and financial flexibility to respond, adapt and invest for the future.

Against this backdrop, the board remained focused on maintaining a strong balance sheet, enabling us to reward shareholders while ensuring we have the financial flexibility to invest confidently in our long-term strategy.



Nexus Team Heritage Day Celebration 2026, Ellipse Waterfall, Waterfall City

Stewardship in action

Normalised DIPS per share increased by **15.5%** to **125.1 cps**

June 2025: 108.3 cents

DPS of **102.0 cps**
80.3% payout ratio

June 2025: 87.0 cents
80.3% payout ratio

Gearing **25.0%**

June 2025: 25.3%

Client retention **92.9%**

June 2025: 84.4%

ICR **3.21 times**

June 2025: 2.95 times

Our results reflect the robustness of our business model, the quality of our real estate portfolio and the board's disciplined approach to capital allocation, funding and risk management. Supported by an enhanced debt funding platform, a successful Domestic Medium-Term Note (DMTN) issuance and the continued confidence of our capital partners, Attacq remains well positioned to pursue strategic investments while maintaining a prudent balance sheet and the financial flexibility to invest with discipline.

The board views resilience as a key driver of long-term value. Waterfall City's uninterrupted performance during recent municipal water disruptions demonstrated the benefits of foresight, proactive investment and disciplined risk management.

Our role is to ensure that Attacq continues to make considered, forward-looking decisions that protect our clients, strengthen the portfolio and support sustainable value creation. This same philosophy informs our approach to energy resilience, infrastructure and portfolio investment. By retaining strategic agility and financial discipline, Attacq is well positioned to respond to change while continuing to build the foundations of long-term value.

Investing ahead of demand

"Long-term value is created when we have the conviction to invest before opportunity becomes obvious."

Creating exceptional places increasingly requires investment ahead of demand, particularly in infrastructure that supports water resilience, energy security, mobility and digital connectivity. For Attacq, these investments are not obligations, but strategic enablers of Waterfall City's competitiveness, development potential and long-term stakeholder value. This is reflected in the continued evolution of Waterfall City Junction, where phased investment in roads, bulk services and precinct infrastructure is laying the foundation for logistics-led growth and income diversification. We are also exploring growth opportunities in digital infrastructure through carefully selected partnerships, while maintaining disciplined capital allocation and risk management.

Looking beyond the horizon

"The future belongs to organisations that build on their foundations while remaining open to new possibilities."

As we look ahead, our priorities are clear: disciplined execution in the near term, focused portfolio growth over the medium term and continued progress against Horizon 2030. In the short term, we remain focused on sustainable growth in distributable income, a prudent capital structure, careful management of gearing and interest cover, and attractive shareholder returns, while preserving the financial flexibility needed to support future growth. Over the medium term, we will continue unlocking value across our portfolio through logistics growth, leading clients and partners, asset refurbishment and targeted precinct investment, including Waterfall City Junction and the ongoing enhancement of our retail portfolio.

Looking further ahead, Horizon 2030 remains our guiding framework as we invest in logistics, energy resilience, digital transformation and strategic partnerships, while staying true to the enterprising culture that defines Attacq. My confidence lies in the strength of Attacq's core: developing and enhancing exceptional places, attracting leading clients, building trusted partnerships and creating environments where people and businesses thrive. By doing this exceptionally well, while preserving what has always differentiated Attacq, I am confident our best years still lie ahead.

A shared journey

"No organisation succeeds through the efforts of individuals."

Attacq's ongoing success reflects the collective contribution of an exceptional board, a committed executive leadership team, talented employees and trusted partners who share a common purpose.

I would like to thank my fellow board members for their wisdom, integrity and constructive challenge, and Jackie van Niekerk and the executive leadership team for their disciplined leadership and unwavering commitment to delivering our strategy. To our employees, thank you for the passion, professionalism and commitment you bring to Attacq every day. You are the custodians of our culture and the reason our purpose comes to life across our portfolio. Finally, to our shareholders, clients, strategic partners and the communities we serve, thank you for your continued trust and support. Together, we are building more than exceptional places; we are creating sustainable value for generations to come.

Ipeleng Mkhari
Chairperson

15 October 2026



Standing: Peter de Villiers, Fikile de Buck, Allen Swiegers, Hellen El Haimer, Gustav Rohde, Lindiwe Sebesho
Seated: Karin Joubert, Jackie van Niekerk, Ipeleng Mkhari, Johan van der Merwe, Thabo Leeuw

Notice of Annual General *Meeting*

ATTACQ LIMITED
Incorporated in the Republic of South Africa
Registration number 1997/000543/06
JSE share code: ATT
A2X share code: ATTJ
ISIN: ZAE000177218
(Approved as a REIT by the JSE)
(**"Attacq"** or "**company**" or **"group"**)

Board of directors: IN Mkhari (chairperson), HR El Haimer (lead independent), AE Swiegers, FFT De Buck, GT Rohde, JHP van der Merwe, K Joubert, L Sebesho, TP Leeuw, JR van Niekerk (CEO), PL de Villiers (CFO).

Notice is hereby given that the 30th annual general meeting **("AGM")** of the shareholders of Attacq Limited will be held on **Thursday, 12 November 2026 at 09h00 (CAT)** or any other adjourned or postponed time determined in accordance with the provisions of subsections 64(4) or 64(11)(a)(i) of the Companies Act 71 of 2008, as amended from time to time ("the Companies Act"), at the Conference Centre, Maxwell Office Park, 37 Magwa Crescent, Waterfall City.

The notice of the AGM has been distributed to shareholders who were recorded as such in the company's securities register on **Friday, 9 October 2026, being the notice record date used to determine which shareholders are entitled to receive notice of the AGM**.

The record date on which shareholders must be registered in the share register to attend and vote at the AGM is **Friday, 6 November 2026**, being the voting record date used to determine which shareholders are entitled to attend and vote at the AGM.

The last day to trade in order to be entitled to vote at the AGM will therefore be **Monday, 2 November 2026**.

Identification

A person wishing to participate in the AGM (including any representative or proxy) must provide satisfactory identification (such as an identity document, a driver's licence or passport) before they may attend or participate in the AGM as contemplated under section 63(1) of the Companies Act.

Other salient dates to note

Description	Date
Integrated report released	15 October 2026
AGM	12 November 2026

Purpose of the AGM

The purpose of the AGM is for the following business to be transacted and to be considered and, if deemed fit, to pass the ordinary and special resolutions set out below, with or without modification.

Presentation of annual financial statements

The audited annual financial statements of the group and company for the year ended 30 June 2026, including the reports of the audit and risk committee and directors for the year ended 30 June 2026, are hereby presented to the shareholders as required in terms of section 30(3)(d) and section 61(8) of the Companies Act. The integrated report and annual financial statements, including the unmodified audit opinion, have been made available on the website at **www.attacq.co.za/investor-hub/**, or may be requested from the registered office of Attacq during office hours.

Presentation of the transformation, social and ethics report

The transformation, social and ethics report on the statutory matters within the mandate of the transformation, social and ethics committee is contained in the integrated report and is hereby presented to shareholders as required in terms of the Companies Regulation 43(5)(c) and has also been made available to shareholders on the **website.**

Presentation of the remuneration report

The remuneration report on the statutory matters within the mandate of the remuneration and nominations committee is contained in the integrated report and is hereby presented to shareholders as required in terms of the section 30B(2) of the Companies Act and has also been made available to shareholders on the **website.**

Ordinary resolutions

1. Ordinary resolution number 1: Confirmation of appointment as director

To confirm the appointment of Ms L Sebesho, as director with effect from 1 January 2026. Refer to page 15 for her abbreviated CV.

2. Ordinary resolution number 2: Confirmation of appointment as director

To confirm the appointment of Mr PL de Villiers, as director with effect from 1 February 2026. Refer to page 15 for his abbreviated CV.

3. Ordinary resolution number 3: Confirmation of re-appointment of external auditors

To confirm the re-appointment of Ernst & Young, as independent auditors, with Philippus Grobbelaar IRBA number: 505698 as the engagement partner on the audit.

The audit and risk committee assessed the suitability of the appointment of the current audit firm and audit partner in terms of section 5.7(h)(iii) of the Listings Requirements of the JSE Limited **("JSE Listings Requirements")**. The appointment is subject to shareholder approval at the AGM of the company in terms of section 90(1) of the Companies Act and clause 18.11 of the Memorandum of Incorporation **("MOI")**.

4. Ordinary resolution number 4: Re-election of retiring director

To re-elect Ms HR El Haimer who retires by rotation in terms of Attacq's MOI. Refer to page 15 for her abbreviated CV.

5. Ordinary resolution number 5: Re-election of retiring director

To re-elect Mr AE Swiegers who retires by rotation in terms of Attacq's MOI. Refer to page 16 for his abbreviated CV.

6. Ordinary resolution number 6: Re-election of retiring director

To re-elect Mr TP Leeuw who retires by rotation in terms of Attacq's MOI. Refer to page 16 for his abbreviated CV.

Explanation for and effect of ordinary resolution 4, 5 and 6

All retiring directors are eligible and offer themselves for re-election as directors of the company in accordance with the provisions of the MOI and in terms of section 61(8)(b) of the Companies Act.

As per the MOI, at the AGM held each year, one third of the directors (excluding the executive directors, being the CEO and CFO), or if their number is not a multiple of 3 (three), then the number nearest to, but not less than one third, shall retire from office, provided that if, at the date of any AGM, a director will have held office for a period in excess of 3 (three) years or longer since his/her last election or appointment, he/she shall retire at such AGM, either as one of the directors to retire in pursuance of the aforegoing or additionally thereto. The directors to retire at each AGM shall be those who have been longest in office since last election, for which purpose the length of time a director has been in office shall be computed from the date of his/her last election. As between directors of equal tenure, the directors to retire shall, in the absence of agreement, be selected from among them by lot.

All non-executive directors of the company are independent, including the directors retiring at the AGM, namely Ms HR El Haimer, Mr AE Swiegers and Mr TP Leeuw who were and remain suitable for re-election to the board.

The board is satisfied that it is diverse with appropriate balance of skills, experience, knowledge, independence, gender, age, and will adequately be able to continue to discharge its duties and responsibilities. The board confirms that fit and proper assessments for each of the three directors standing for re-election have been undertaken, and the board is satisfied with the outcome of those assessments. Refer to pages 15 and 16 for abbreviated CVs.

7. Ordinary resolution number 7: Re-appointment to the audit and risk committee

7.1 Ordinary resolution number 7.1: Re-appointment of Mr AE Swiegers as member and chairperson of the audit and risk committee

Subject to ordinary resolution 5, to confirm the re-appointment of independent non-executive director, Mr AE Swiegers, as member and chairperson of the audit and risk committee. Refer to page 16 for his abbreviated CV.

7.2 Ordinary resolution number 7.2: Re-appointment of Ms HR El Haimer, as member of the audit and risk committee

Subject to ordinary resolution 4, to confirm the re-appointment of independent non-executive director, Ms HR El Haimer, as member of the audit and risk committee. Refer to page 15 for her abbreviated CV.

7.3 Ordinary resolution number 7.3: Re-appointment of Mr TP Leeuw, as member of the audit and risk committee

Subject to ordinary resolution 6, to confirm the re-appointment of independent non-executive director, Mr TP Leeuw, as member of the audit and risk committee. Refer to page 16 for his abbreviated CV.

Explanation for and effect of ordinary resolution 7.1, 7.2, and 7.3

Section 94(2) of the Companies Act requires a public company, at each AGM, to elect an audit committee comprising at least three members unless (i) the company is a subsidiary of another company that has an audit committee and (ii) the audit committee of that other company will perform the functions required under section 94 on behalf of the subsidiary company. Section 94(4)(a) of the Companies Act requires, among other things, that each member of the audit committee must be an independent non-executive director of the company. The board has considered and is satisfied that the directors recommended for election as members of the audit committee meet the requirements of section 94(4) of the Companies Act as well as the recommendations of the King IV Report on Corporate Governance for South Africa™ (**"King IV"**).

8. Ordinary resolution number 8: Re-appointment to the transformation, social and ethics committee

8.1 Ordinary resolution number 8.1: Re-appointment of Ms HR El Haimer as member and chairperson of the transformation, social and ethics committee

Subject to ordinary resolution 4, to confirm the re-appointment of independent non-executive director, Ms HR El Haimer, as member and chairperson of the transformation, social and ethics committee. Refer to page 15 for her abbreviated CV.

8.2 Ordinary resolution number 8.2: Re-appointment of Mr GT Rohde, as member of the transformation, social and ethics committee

To confirm the re-appointment of independent non-executive director, Mr GT Rohde, as member of the transformation, social and ethics committee. Refer to page 16 for his abbreviated CV.

8.3 Ordinary resolution number 8.3: Appointment of Ms FFT De Buck, as member of the transformation, social and ethics committee

To confirm the appointment of independent non-executive director, Ms FFT De Buck, as member of the transformation, social and ethics committee. Refer to page 16 for her abbreviated CV.

Explanation for and effect of ordinary resolution 8.1, 8.2 and 8.3

Sections 72(7A) and 72(9A) of the Companies Act require a public company, at each AGM, to elect a social and ethics committee comprising at least three members provided that the majority of the members must be directors who are not involved in the day-to-day management of the business of the company and must not have been so involved at any time during the previous three financial years. The board has considered and is satisfied that the directors recommended for election as members of the transformation, social and ethics committee meet the requirements of section 72(7A) of the Companies Act as well as the recommendations of King IV.

9. Ordinary resolution number 9: General authority to place unissued shares under the control of the directors

To approve the authority for a maximum of 37 309 916 (thirty seven million three hundred and nine thousand nine hundred and sixteen) shares, being 5% (five percent) of the issued shares of Attacq (including treasury shares), to be placed under the control of the directors.

It is proposed, subject to the provisions of sections 38 and 41 of the Companies Act, the JSE Listings Requirements and/or clause 8.22 of the MOI, the authorised but unissued securities of the company be placed under the control of the board, and the board is authorised to allot, issue, grant options or any other rights exercisable for, authorised but unissued shares in the company from time to time on such terms as may be determined by the board in its discretion, for such monetary or other consideration (whether payable in cash or otherwise) and to such person or persons as they in their discretion deem it, provided that:

- The number of securities which may be allotted, issued or disposed of under this authority does not in aggregate exceed 37 309 916 (thirty seven million three hundred and nine thousand nine hundred and sixteen) shares, being 5% (five percent) of the issued shares of Attacq (including treasury shares) as at the date of notice of this AGM;
- Such allotment, issue or disposal is subject to a maximum discount of 5% (five percent) of the weighted average traded price on the JSE of those securities over the then agreed number of business days prior to the date of allotment, issue or disposal or the date that the price of the issue is agreed between the parties as the case may be, adjusted for any dividend where the 'ex' date of the dividend occurs during the relevant period;
- Where the allotment or issue is undertaken in terms of a vendor consideration placing pursuant to the JSE Listings Requirements, the minimum placing price is subject to the pricing limitations set out in the JSE Listings Requirements.

Explanation for and effect of ordinary resolution 9

In terms of this resolution, the directors are authorised to issue, or grant rights exercisable for, the unissued authorised shares of the company to such person or persons and on such terms and conditions at their discretion as general authority until the next AGM, subject to the aggregate number of such shares able to be allotted, issued and otherwise disposed of in terms of this resolution being limited to a maximum of 37 309 916 shares.

The exercise of the powers to be granted to the board, as contemplated in this resolution, shall be further subject to compliance with the other requirements of the Companies Act and the provisions of the JSE Listings Requirements.

10. Ordinary resolution number 10: General authority to issue equity securities for cash

Subject to the restrictions set out below and in addition to the authority granted to the directors pursuant to ordinary resolution 9, the board of directors is hereby authorised, as a general authority, to allot and issue 34 998 539 (thirty four million nine hundred and ninety eight thousand five hundred and thirty nine) securities being 5% (five percent) of the issued securities of Attacq (excluding treasury shares), as at the date of this notice, for cash as they in their discretion deem fit for which purpose such further ordinary shares are hereby placed under the control of the directors and subject to compliance with the requirements, if any, of the company's MOI, the Companies Act and the JSE Listings Requirements and the following limitations, namely that:

- The general authority shall only be valid until the company's next AGM or for 15 (fifteen) months from the date of the passing of this ordinary resolution, whichever period is shorter;
- The securities which are the subject of the issue for cash must be of a class already in issue, or where this is not the case, must be limited to such equity securities or rights that are convertible into a class already in issue;
- An announcement giving full details, including the number and price of securities issued, the average discount to the weighted average traded price of the securities over the 30 (thirty) business days prior to the date that the price of the issue was agreed, in writing, between the company and the party(ies) subscribing for the securities, the total consideration to be received and the intended use of the funds, will be published after any issue representing, on a cumulative basis within the period for which the above general authority is valid (as contemplated above), 5% (five percent) of the number of securities in issue prior to that issue;
- The total aggregate number of securities which may be issued for cash in terms of this authority may not exceed 34 998 539 (thirty four million nine hundred and ninety eight thousand five hundred and thirty nine) securities, being 5% (five percent) of the company's issued securities (excluding treasury shares) as at the date of notice of this AGM. Accordingly, any securities issued under this authority prior to this authority lapsing shall be deducted from the 34 998 539 (thirty four million nine hundred and ninety eight thousand five hundred and thirty nine) securities, being 5% (five percent) securities the company is authorised to issue in terms of this authority for the purpose of determining the remaining number of securities that may be issued in terms of this authority, adjusted for any dividend where the 'ex' date of the dividend occurs during the relevant period;
- In the event of a subdivision or consolidation of securities prior to this authority lapsing, the existing authority shall be adjusted accordingly to represent the same allocation ratio;
- In determining the price at which an issue of securities may be made in terms of this general authority, the maximum discount permitted will be 5% (five percent) of the weighted average traded price on the JSE of those securities measured over the 30 (thirty) business days prior to the date that the price of the issue is agreed to between the company and the party(ies) subscribing for the securities; and
- Any issue will only be made to 'public shareholders', as defined by the JSE Listings Requirements and not to related parties, provided that if the company undertakes an equity raise via a bookbuild process, shares may be allotted and issued to related parties on the basis that such related parties may only participate in the equity raise at the maximum bid price at which they are prepared to take up shares or at the book close price in accordance with the provisions contained in paragraph 7.38(b) of the JSE Listings Requirements.

Explanation for and effect of ordinary resolution 10

The purpose of the proposed resolution is to grant the company the general authority to issue equity securities for cash, in accordance with the provisions of the JSE Listings Requirements. The board requires the flexibility to enter into transactions for the benefit of the company and the shareholders as a general body, which transactions may entail elements of allotments and issues of shares in the capital of the company for cash. The exercise of the powers to be granted to the board, as contemplated in this proposed ordinary resolution, shall always be subject to compliance with any relevant requirements of the Companies Act and the provisions of the JSE Listings Requirements.

11. Ordinary resolution number: 11 General authority for an acquisition of shares issued by the company

To authorise the directors by way of general authority, to approve the repurchase of up to 74 619 833 (seventy-four million six hundred and nineteen thousand eight hundred and thirty three) ordinary shares issued by the company, being 10% (ten percent) of the company's issued ordinary share capital, by the company or any of its subsidiaries, in terms of sections 46 and 48 of the Companies Act, and in terms of the JSE Listings Requirements being that:

(a) Any acquisition of shares shall be implemented through the order book of the JSE and without prior arrangement;

(b) This general authority shall be valid until the company's next annual general meeting, provided that it shall not extend beyond 15 (fifteen) months from the date of passing this ordinary resolution;

(c) The company (or any subsidiary) is duly authorised by its MOI to acquire shares that have been issued;

(d) Acquisitions of shares in the aggregate in any one financial year may not exceed 10% (ten percent) of the company's issued ordinary share capital as at the date of passing this ordinary resolution;

(e) In determining the price at which shares issued by the company are acquired by it or any of its subsidiaries in terms of this general authority, the maximum premium at which such shares may be acquired will be 10% (ten percent) of the weighted average of the market value at which the shares are traded on the JSE over the five business days immediately preceding the repurchase of such shares;

(f) At any point in time the company (or any subsidiary) may appoint only one agent to effect repurchases on its behalf;

(g) Repurchases may not take place during a prohibited period (as defined in the JSE Listings Requirements) unless a repurchase programme is in place (where the dates and quantities of shares to be repurchased during the prohibited period are fixed) and has been submitted to the JSE in writing prior to commencement of the prohibited period;

(h) An announcement will be published as soon as the company or any of its subsidiaries have acquired shares constituting, on a cumulative basis, 3% (three percent) of the number of shares in issue as at the date of the AGM, excluding treasury shares, and for each 3% (three percent) in aggregate acquired thereafter, containing full details of such acquisitions; and

(i) The board of directors of the company must resolve that (i) the repurchase is authorised; (ii) the company and its subsidiaries have passed the solvency and liquidity test, as set out in section 4 of the Companies Act; and (iii) since that test was performed, there have been no material changes to the financial position of the group.

In accordance with the JSE Listings Requirements, the directors record that although there is no immediate intention to effect a repurchase of the shares of the company, the directors will utilise this general authority to repurchase shares as and when suitable opportunities present themselves, which may require expeditious and immediate action.

The directors undertake that, after considering the maximum number of shares that may be repurchased and the price at which the repurchases may take place pursuant to the repurchase general authority, for a period of 12 months after the date of this meeting notice:

- The company and the group will, in the ordinary course of business, be able to pay its debts;
- The consolidated assets of the company and the group, fairly valued in accordance with International Financial Reporting Standards, will exceed the consolidated liabilities of the company and the group, fairly valued in accordance with International Financial Reporting Standards;
- The company and group's share capital, reserves and working capital will be adequate for ordinary business purposes; and
- The working capital of the company and the group will be adequate for ordinary business purposes.

The following additional information, some of which may appear elsewhere in the integrated report, is provided in terms of paragraph 7.91(d) of the JSE Listings Requirements for purposes of this general authority:

- Major beneficial shareholders – **page 189** of the **AFS**; and
- Share capital of the company – **page 131** of the **AFS**.

Directors' responsibility statement

The directors, whose names appear on **page 6**, collectively and individually accept full responsibility for the accuracy of the information pertaining to this special resolution and certify that, to the best of their knowledge and belief, there are no facts that have been omitted which would make any statement false or misleading, and that all reasonable enquiries to ascertain such facts have been made and that the ordinary resolution contains all information required by the Companies Act and the JSE Listings Requirements.

Material changes

Other than the facts and developments reported on in the integrated report, there have been no material changes in the affairs or financial position of the company and its subsidiaries since the date of signature of the audit report for the financial year ended 30 June 2026 and up to the date of this notice.

Explanation for and effect of ordinary resolution 11

The reason for ordinary resolution 11 is to afford the directors of the company (or a subsidiary of the company) general authority to effect a repurchase of the company's shares on the JSE. The effect of the resolution will be that the directors will have the authority, subject to the JSE Listings Requirements and the Companies Act, to effect acquisitions of the company's shares on the JSE.

12. Ordinary resolution number 12: Specific authority to issue shares pursuant to a reinvestment option

Subject to the provisions of the Companies Act, the MOI and JSE Listings Requirements and in addition to the authorities granted to the directors pursuant to ordinary resolutions 9 and 10, the directors are authorised by way of a specific standing authority to allot and issue shares, as and when they deem appropriate, for the exclusive purpose of affording shareholders opportunities from time to time to elect to reinvest their distributions in new shares of the company pursuant to a reinvestment option, for which purpose such ordinary shares are hereby placed under the control of the directors.

Explanation for and effect of ordinary resolution 12

The purpose of the resolution is to grant the directors the authority to afford shareholders the opportunity to elect to reinvest their distributions in new shares of the company pursuant to a reinvestment option.

13. Ordinary resolution number 13: Remuneration policy and remuneration report of the company

13.1 Ordinary resolution number 13.1: Remuneration policy

To approve the remuneration policy, as set out on **pages 94 to 98** of the integrated annual report.

13.2 Ordinary resolution number 13.2: Remuneration report

To approve the remuneration report consisting of the company's remuneration background statement, remuneration policy and implementation report, as set out on **pages 91 to 102** of the integrated annual report.

Explanation for and effect of ordinary resolutions 13.1 and 13.2

The reason for ordinary resolution number 13.1 is that section 30A of the Companies Act requires all public companies to adopt a remuneration policy and submit the policy to shareholders for approval by ordinary resolution at an AGM. Once approved, the remuneration policy will endure for a period of three years, after which it must be re-approved by shareholders. The policy may be amended before the expiry of the three-year period, but any material amendments may only be implemented once approved by shareholders by ordinary resolution, whether at a general meeting convened for that purpose or at an AGM.

The reason for ordinary resolution number 13.2 is that section 30B of the Companies Act requires all public companies to prepare a remuneration report, consisting of the company's remuneration background statement, remuneration policy and implementation report, in respect of the company's previous financial year for presentation and approval by shareholders at an AGM.

In order for ordinary resolution numbers 13.1 and 13.2 to be adopted, the support of a majority of the total votes cast by shareholders present or represented by proxy at this meeting is required.

The remuneration policy and remuneration report have been made available on the **company's website** under the remuneration section contained in the integrated report.

14. Ordinary resolution number 14: Authorisation to sign documents giving effect to the approved resolutions

That any one director or the company secretary of the company be and are hereby authorised to do all things and sign all documents and take all such action as they consider necessary to implement the resolutions set out in the notice convening the AGM.

All ordinary resolutions shall require the support of more than 50% (fifty percent) of the votes cast by shareholders present or represented by proxy at the AGM, and entitled to vote, in order to pass.

Special resolutions

15. Special resolution 1: Approval of non-executive directors' fees for 2026/2027

To approve the basis for compensation of non-executive directors as an annual fee and ad hoc fees for any additional meetings, and that the annual fees payable to non-executive directors from 13 November 2026 until 18 November 2027 or the date of the next AGM (whichever is first). The proposed fees have been increased by approximately 4.5% from the prior year and exclude value added tax ("VAT"), which will be added where applicable in accordance with current VAT legislation.

	Approved Fees	Proposed Fees
	2026 R	**2027 R**
Board chairperson	840 000	**878 000**
Lead independent non-executive director	541 000	**565 000**
Board member	470 000	**491 000**
Audit and risk committee chairperson	276 000	**288 000**
Audit and risk committee member	176 000	**184 000**
Investment committee chairperson	158 000	**165 000**
Investment committee member	117 000	**122 000**
Remuneration and nominations committee chairperson	91 000	**95 000**
Remuneration and nominations committee member	73 000	**76 000**
Transformation, social and ethics committee chairperson	98 000	**102 000**
Transformation, social and ethics committee member	78 000	**82 000**
Fees per ad hoc meeting		
Board chairperson	35 000	**37 000**
Lead independent non-executive director	28 000	**29 000**
Board member	28 000	**29 000**
Investment committee chairperson	35 000	**37 000**
Investment committee member	28 000	**29 000**
Audit and risk committee chairperson	35 000	**37 000**
Audit and risk committee member	28 000	**29 000**
Remuneration and nomination committee chairperson	28 000	**29 000**
Remuneration and nomination member	28 000	**29 000**
Transformation, social and ethics committee chairperson	28 000	**29 000**
Transformation, social and ethics committee member	28 000	**29 000**
Travel fees		
Travel fees for members outside of Gauteng (applicable if members travel to meetings)	12 400	**13 000**

Explanation for and effect of special resolution number 1

The reason for and effect of special resolution number 1 is to grant the company authority to pay fees or remuneration to its directors for their services as directors in accordance with section 66(9) of the Companies Act.

16. Special resolution number 2: Financial assistance to be granted by the company

16.1 Special resolution number 2.1: Financial assistance to be granted by the company in terms of section 44 of the Companies Act

To authorise the directors, in terms of and subject to the provisions of section 44 of the Companies Act, to cause the company to provide financial assistance by way of a loan, guarantee, the provision of security or otherwise to any company or corporation that is related or inter-related to the company (**"related"** or **"inter-related"**) will herein have the meaning attributed to it in section 2 of the Companies Act for the purpose of, or in connection with, the subscription for any options, or any securities, issued or to be issued by the company or a present or future related or inter-related company or for purchase of any securities of the company or a present or future related or inter-related company in terms of section 44 of the Companies Act.

16.2 Special resolution number 2.2: Financial assistance to be granted by the company in terms of section 45 of the Companies Act

To authorise the directors, in terms of and subject to the provisions of section 45 of the Companies Act, to cause the company to provide direct or indirect financial assistance by way of loans, loan facilities, advances for expenses, assisting with administration of transactions, making payments, extending credit, discharging debts, performing obligations, contractual undertakings, sureties or guarantees, providing related security (including, without limitation, by way of mortgages or pledges of property, cessions of rights, bonds, charges or otherwise) to any company or corporation or future company or corporation which is related or inter-related to the company.

Explanation for and effect of special resolutions 2.1 and 2.2

The company regularly, and in the ordinary course of business, provides loan financing, guarantees and other support to its subsidiaries and associate entities within the group.

The reason for special resolutions 2.1 and 2.2 is to obtain approval from the shareholders to enable the company to provide financial assistance in accordance with the provisions of sections 44 and 45 of the Companies Act. The effect of these special resolutions is to grant the directors of the company authority until the next AGM of the company in 2027 to authorise and provide financial assistance in appropriate circumstances. The board undertakes that it will not adopt a resolution that authorises such financial assistance unless the requirements of sections 44(3)(b) and 45(3)(b) of the Companies Act are satisfied, inter alia, that immediately after providing the financial assistance, the company would satisfy the solvency and liquidity test set out in section 4 of the Companies Act; and that the terms under which the financial assistance is proposed to be given are fair and reasonable to the company.

Subject to compliance with the JSE Listings Requirements, the directors confirm that the company will not enter into a transaction in terms of special resolutions 2.1 or 2.2 unless they are satisfied that:

- The company will be able to pay its debts as they become due in the ordinary course of business for a period of 12 months after the date on which the test is considered; and
- The assets of the group, as fairly valued, will equal or exceed the liabilities of the group, as fairly valued, immediately after providing the financial assistance.

17. Special resolution number 3: Allotment and issue of shares to employees of Attacq under the Attacq long-term incentive plan

To the extent required by section 41 of the Companies Act, the board may, subject to compliance with the requirements of the company's MOI and the Companies Act, each as presently constituted and as amended from time to time, authorise the company to allot and issue shares in the company to employees of the company pursuant to the Attacq long-term incentive plan.

Explanation for and effect of special resolution 3

The purpose of the resolution is to authorise the board to allot and issue shares to employees of Attacq pursuant to the Attacq long-term incentive plan approved by the shareholders.

Percentage voting

For special resolutions 1 to 3 to be adopted, in terms of the JSE Listings Requirements as read with the Companies Act, the support of at least 75% (seventy-five percent) of the total number of votes cast on these resolutions by shareholders present or represented by proxy at this AGM and entitled to vote is required.

18. Interpretation of notice

In this notice (including the form of proxy attached hereto) the term:

- "associate" means any entity in which the company owns between 20% (twenty percent) and 50% (fifty percent) of the equity;
- "Companies Act" means the Companies Act (No 71 of 2008) as amended;
- "control" shall mean where the company:
  - is able, directly, or indirectly, to exercise control of the majority of the voting rights associated with the securities of that other company, or
  - has the right to appoint or elect directors of that other company, who control a majority of the votes at a meeting of those directors;
- "CSDP" means a Central Securities Depositary Participant;
- "Financial assistance" includes lending money, guaranteeing a loan granted by a third party such as financial institution or an obligation to a supplier, and securing any debt or obligation;
- "Memorandum of Incorporation/MOI" means the memorandum of incorporation of the company;
- "register" means the company's share register;

- "registered shareholder" or "shareholder" in relation to the shares means the holder of those shares whose name is entered in the company's register as such and is entitled to cast the votes attaching to those shares; and
- "related" or "inter-related" company is a company which is either directly or indirectly controlled by the company or the business of the company or is a subsidiary of the company.

The directors of the company consider that the proposed resolutions in the notice to shareholders are in the best interest of the company and its shareholders and recommend that you vote in favour as the directors of the company intend to do in respect of their own beneficial holdings.

19. Voting

A shareholder is entitled to attend and to vote at the AGM subject to the provision of suitable identification. A shareholder entitled to attend and vote at the AGM may appoint one or more proxies to attend, speak and to vote in his/her stead. A proxy need not be a shareholder of the company.

On a poll, every shareholder present in person or represented by proxy and if the shareholder is a body corporate, its representative, shall have one vote for every share held or represented by him/her.

A form of proxy is attached for completion by registered certificated shareholders and dematerialised shareholders with own-name registration who are unable to attend the AGM in person but wish to be represented thereat.

The form of proxy must be completed in accordance with its instructions and received by the company secretary at the registered office or by the transfer secretaries at **Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196, posted to Private Bag X9000, Saxonwold, 2132** or emailed to proxy@computershare.co.za so as to be received by or handed to the chair of the meeting before the appointed proxy exercises any shareholder rights at the meeting.

It is recommended that such proxy be returned to the company secretary or transfer secretaries by no later than **Tuesday, 10 November 2026**.

Registered certificated shareholders and dematerialised shareholders with own-name registration who complete, and lodge forms of proxy will nevertheless be entitled to attend and vote in person at the AGM to the exclusion of their appointed proxy/(ies) should such shareholder wish to do so. Dematerialised shareholders, other than with own-name registrations, must inform their CSDP or broker of their intention to attend the AGM and obtain the necessary letter of representation from their CSDP or broker to attend the AGM or provide their CSDP or broker with their voting instructions should they not be able to attend the AGM in person, but wish to be represented. This must be done in terms of the agreement entered into between the shareholder and the CSDP or broker concerned.

20. Electronic participation

The company intends to offer shareholders reasonable access to attend the AGM through telephonic conference call facilities, in accordance with the provisions of the Companies Act. Shareholders wishing to do so are required to deliver written notice to the transfer secretaries, Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196, or by email to proxy@computershare.co.za by **09:00 on Tuesday, 10 November 2026 (CAT)** that they wish to participate in the AGM via teleconference call (the Electronic Notice).

For the electronic notice to be valid, it must contain the following details:

- if the shareholder is an individual, a certified copy of his/her identity document and/or passport; or
- if the shareholder is not an individual, a certified copy of a resolution by the relevant entity and a certified copy of the identity documents and/or passports of the persons who passed the relevant resolution. The resolution must provide the particulars of the person authorised to represent the relevant entity at the annual general meeting via electronic communication; and valid email address.

Voting will not be possible via electronic communication and accordingly, shareholders participating electronically and wishing to vote their shares at the AGM will need to be represented at the AGM by proxy or by letter of representation. Computershare will inform each shareholder, by no later than **17h00 on Wednesday, 11 November 2026 (CAT)**, who has delivered a valid Electronic Notice, at its contact address/number of the relevant details through which the shareholder can participate in the AGM via telephone conference call. Accessing the AGM by this means of communication will be at the expense of the shareholder.

By order of the Board

S Scheepers
Company Secretary

15 October 2026

Abbreviated curriculum *vitae*

Abbreviated CVs of L Sebesho, PL de Villiers, HR El Haimer, AE Swiegers, TP Leeuw, GT Rohde and FFT De Buck

Name	**Lindiwe Sebesho**
Age	53
Designation	Independent non-executive director
Qualification	MBA, PGD Labour Law, BCom
Experience	Lindiwe is the Managing Director of Remchannel, a leading South African consultancy specialising in remuneration, benefits insights and advisory services. She is a certified Master Reward Specialist and holds professional membership with the South African Reward Association where she has previously served two terms as president. Lindiwe has over 25 years of experience developing remuneration, incentive, performance, and talent management strategies and has served in multiple leadership positions within both private and public sector organisations.
Committees	Remuneration and nomination
External Directorships	Remchannel (Pty) Ltd, Remuneration committee member of the Auditor General South Africa
Name	**Peter de Villiers**
Age	48
Designation	Executive director
Qualification	CA(SA), CFA
Experience	Peter studied BCom Accounting Sciences at the University of Pretoria and completed his articles at Deloitte, qualifying as a Chartered Accountant in 2002 and becoming a CFA charterholder in 2007. He spent 10 years in corporate advisory prior to joining Attacq 2013 where he served in various roles, most recently as Investment Executive prior to being appointed as Chief Financial Officer in June 2026.
Committees	Investment
External directorships	None
Name	**Hellen El Haimer**
Age	52
Designation	Lead independent non-executive director
Appointed	August 2013
Qualification	BSocSci, LLB (admitted attorney), advanced diploma in property investment and Hons (strategic management)
Experience	Hellen is an admitted attorney with over 25 years' experience in the legal, property and facilities management fields. Hellen has also held senior positions at the Department of Public Works, South African Revenue Service and Absa Bank Limited. She is the managing director of Rhyco Risk Projects, an electronic security company. She also manages a consulting company specialising in property advisory services.
Committees	Audit and risk; transformation, social and ethics
External directorships	FM Institute Proprietary Limited, Rhyco Risk Projects Proprietary Limited

Name	**Allen Swiegers**
Age	65
Designation	Independent non-executive director
Appointed	1/1/2021
Qualification	CA(SA)
Experience	Allen is an experienced business executive and board member with over 34 years at in various roles including senior audit partner, Chief Operating Officer of the Deloitte South Africa and Africa business, member of the Deloitte Africa Board and Dean of the CFO programme at the Deloitte University in Belgium. He previously served as chairperson of South African Rugby Event Services (Pty) Limited.
Committees	Audit and risk
External directorships	University of Pretoria Council member
Name	**Thabo Leeuw**
Age	63
Designation	Independent non-executive director
Appointed	February 2021
Qualification	BCompt Hons, Management Advancement Programme
Experience	Thabo is an executive director and founder of the Thesele Group Proprietary Limited, a BEE investment holding company founded in 2005. Thabo gained extensive senior financial management experience in the insurance, beverages, foods and liquid fuels industries, including with Old Mutual, National Sorghum Breweries, City Deep Cold Storage and Afric Oil. His experience includes time as a research analyst at Cazenove SA (subsequently acquired by JP Morgan), and various other roles within the Cazenove group, culminating in his appointment in 2004 as a director and partner in Cazenove's global business.
Committees	Audit and risk, investment
External directorships	Thesele Group (Pty) Ltd (executive), JSE Limited, Pick n Pay Stores Ltd
Name	**Gustav Rohde**
Age	65
Designation	Independent non-executive director
Appointed	February 2023
Qualification	PhD (Civil Engineering)
Experience	Gustav is a professional engineer with over 20 years of experience in senior executive positions at consulting engineering firms, including serving as the CEO of Africon, global COO of Aurecon and CEO and Deputy CEO of Zutari, where he now serves as a non-executive director.
Committees	Transformation, social and ethics
External directorships	Zutari Proprietary Limited
Name	**Fikile De Buck**
Age	66
Designation	Independent non-executive director
Appointed	February 2023
Qualification	BA Economics and Accounting
Experience	Fikile is an experienced CFO and non-executive director in both listed and non-listed companies. She worked for the Botswana Development Corporation Limited (BDC) for 14 years, and from 1995 to 1998, she was the Treasurer for the BDC. She returned to South Africa and joined the Council for Medical Schemes in South Africa in 2000 as Head of the Financial Supervision Unit. Subsequently she was appointed Chief Operations Officer for the Council. She left in 2008 and has since taken on a portfolio of non-executive directorships.
Committees	Transformation, social and ethics
External directorship	Mercedes-Benz South Africa Ltd

Form of *proxy*

ATTACQ LIMITED
Incorporated in the Republic of South Africa
Registration number 1997/000543/06
JSE share code: ATT
A2X share code: ATTJ
ISIN: ZAE000177218
(Approved as a REIT by the JSE)
(**"Attacq"** or the **"company"**)

For use at the Annual General Meeting to be held at the Conference Centre, Maxwell Office Park, 37 Magwa Crescent, Waterfall City, on Thursday, 12 November 2026 at 09h00 (CAT).

(To be completed by certificated shareholders and dematerialised shareholders with their own name registration only)

If shareholders have dematerialised their shares with a CSDP or broker, they must arrange with the CSDP, or broker concerned to provide them with the necessary letter of representation to attend the AGM or the shareholders concerned must instruct them as to how they wish to vote in this regard.

This must be done in terms of the agreement entered into between the shareholder and the CSDP or broker concerned.

I/We	(full name/s in block letters)
of	(full address)
Telephone work ( )	Telephone home ( )
being the registered holder of shares in the company, hereby appoint:	
1	or
2	or

the chairperson of the meeting as my/our proxy to attend, speak and vote for me/us and on my/our behalf at the AGM of, Attacq Limited to be held at **09h00 (CAT) on Thursday, 12 November 2026 at the Conference Centre, Maxwell Office Park, 37 Magwa Crescent, Waterfall City** and at every adjournment of that meeting as follows:

Resolution	For	Against	Abstain
Ordinary resolution number 1: Confirmation of appointment as director To confirm the appointment of Ms L Sebesho, as director with effect from 1 January 2026			
Ordinary resolution number 2: Confirmation of appointment as director To confirm the appointment of Mr PL de Villiers, as director with effect from 1 February 2026			
Ordinary resolution number 3: Confirmation of re-appointment of external auditors To confirm the re-appointment of Ernst & Young, as independent auditors, with Philippus Grobbelaar as the engagement partner on the audit			
Ordinary resolution number 4: Re-election of retiring director To re-elect Ms HR El Haimer who retires by rotation in terms of Attacq's MOI			
Ordinary resolution number 5: Re-election of retiring director To re-elect Mr AE Swiegers who retires by rotation in terms of Attacq's MOI			
Ordinary resolution number 6: Re-election of retiring director To re-elect Mr TP Leeuw who retires by rotation in terms of Attacq's MOI			
Ordinary resolution number 7.1: Re-appointment to audit and risk committee Subject to ordinary resolution number 5, to confirm the re-appointment of independent non-executive director, Mr AE Swiegers, as member and chairperson of the audit and risk committee			
Ordinary resolution number 7.2: Re-appointment to audit and risk committee Subject to ordinary resolution number 4, to confirm the re-appointment of independent non-executive director, Ms HR El Haimer as member of the audit and risk committee			
Ordinary resolution number 7.3: Re-appointment to audit and risk committee Subject to ordinary resolution number 6, to confirm the re-appointment of independent non-executive director, Mr TP Leeuw, as member of the audit and risk committee			

Resolution	For	Against	Abstain
Ordinary resolution number 8.1: Re-appointment to transformation, social and ethics committee Subject to ordinary resolution number 4, to confirm the re-appointment of independent non-executive director, Ms HR El Haimer, as member and chairperson of the transformation, social and ethics committee			
Ordinary resolution number 8.2: Re-appointment to transformation, social and ethics committee To confirm the re-appointment of independent non-executive director, Mr GT Rohde, as member of the transformation, social and ethics committee			
Ordinary resolution number 8.3: Appointment to transformation, social and ethics committee To confirm the appointment of independent non-executive director, Ms FFT De Buck, as member of the transformation, social and ethics committee			
Ordinary resolution number 9: General authority to place unissued shares under the control of the directors Place authority for 5% (five percent) of the issued shares to be placed under the control of the directors			
Ordinary resolution number 10: General authority to issue equity securities for cash Place authority for 5% (five percent) of the issued shares, excluding treasury shares, to be placed under the control of the directors for cash			
Ordinary resolution number 11: General authority for an acquisition of shares issued by the company Authorise directors to approve the repurchase of ordinary shares issued			
Ordinary resolution number 12: Specific authority to issue shares pursuant to a reinvestment option Authorise directors to allot and issue shares for the exclusive purpose of affording shareholders opportunity to reinvest their distributions in new shares			
Ordinary resolution number 13.1: Remuneration policy Approve the remuneration policy of the company			
Ordinary resolution number 13.2: Remuneration report Approve the remuneration report consisting of the remuneration background statement, remuneration policy and implementation report of the company			
Ordinary resolution number 14: Authorisation to sign documents giving effect to approved resolutions Authorise any one director or the company secretary to do all things and sign all documents and take all such action as they consider necessary to implement the resolutions			
Special resolution number 1: Approval of non-executive director's fees 2026/2027 Approve the basis for compensation of non-executive directors and annual fees payable			
Special resolution number 2.1: Financial assistance in terms of section 44 of the Companies Act Authorise the directors to provide financial assistance to related or inter-related companies in terms of section 44			
Special resolution number 2.2: Financial assistance in terms of section 45 of the Companies Act Authorise the directors to provide financial assistance to related or inter-related companies in terms of section 45			
Special resolution number 3: Allotment and issue of shares to employees of Attacq under the Attacq long-term incentive plan Authorise the company to allot and issue shares to employees under the long-term incentive plan			

(Indicate whichever is applicable. If no direction is given, the proxy holder will be entitled to vote or to abstain from voting as that proxy holder deems fit.)

Dated this day of 2026

Signature:

Capacity and authorisation (see note 7 on page 19)

Notes to the *proxy*

1. A shareholder may insert the name of a proxy or the names of two alternate proxies of the shareholder's choice in the space(s) provided, with or without deleting the "chair of the meeting". The person whose name stands first on the form of proxy and who is present at the meeting will be entitled to act as a proxy to the exclusion of those whose names follow. A shareholder should insert an "X" in the relevant space according to how he/she wishes his/her votes to be cast.
2. However, if a shareholder wishes to cast a vote in respect of a lesser number of ordinary shares than he/she owns in the company, he/she should insert the number of ordinary shares held in respect of which he/she wishes to vote. Failure to comply with the above will be deemed as permission to authorise the proxy to vote or to abstain from voting at the meeting as he/she deems fit in respect of all the shareholder's votes exercisable at the meeting. A shareholder is not obliged to use all the votes exercisable by him/her, but the total of the votes cast, and abstentions recorded may not exceed the total number of the votes exercisable by the shareholder.
3. The completion and lodging of this form of proxy will not preclude the relevant shareholder from attending the meeting and speaking and voting in person to the exclusion of any proxy appointed in terms hereof, should such shareholder wish to so do.
4. The chair of the meeting may reject or accept any form of proxy which is completed and/or received other than in compliance with these notes.
5. Shareholders who have dematerialised their shares with a CSDP or broker, other than their own name registrations, must arrange with the CSDP or broker concerned to provide them with the necessary authorisation to attend the meeting, or the shareholders concerned must instruct their CSDP or broker as to how they wish to vote in this regard. This must be done in terms of the agreement entered into between the shareholder and the CSDP or broker concerned.
6. Any alteration to this form of proxy, other than the deletion of alternatives, must be signed and not merely initialled, by the signatory/(ies).
7. Documentary evidence establishing the authority of the person signing this form of proxy in a representative capacity (e.g. on behalf of a company, close corporation, trust, pension fund, deceased estate, etc.) must be attached to this form of proxy unless previously recorded by the company or waived by the chair of the meeting.
8. A minor must be assisted by his/her parent or guardian, unless the relevant documents establishing his/her capacity are produced or have been registered by the company.
9. Where there are joint holders of shares any one holder may sign the form of proxy; and the vote of the senior joint holder who tenders a vote, as determined by the order in which the names stand in the company's securities register, will be accepted.
10. The form of proxy must be completed in accordance with its instructions and received by the company secretary at the registered office or the transfer secretaries at Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196, posted to Private Bag X9000, Saxonwold, 2132) or emailed to proxy@computershare.co.za before the commencement of the AGM (or any adjournment thereof) or handed to the chair of the meeting before the appointed proxy exercises any shareholder rights at the meeting. It is recommended that such proxy be returned to the company secretary or transfer secretaries no later than **Tuesday, 10 November 2026**.

Summary of the rights of a shareholder to be represented by proxy, as set out in section 58 of the Companies Act

A proxy appointment must be in writing, dated and signed by the shareholder appointing a proxy, and, subject to the rights of a shareholder to revoke such appointment (as set out below), remains valid only until the end of the relevant shareholders' meeting.

A proxy may delegate the proxy's authority to act on behalf of a shareholder to another person, subject to any restrictions set out in the instrument appointing the proxy.

The appointment of a proxy is suspended at any time and to the extent that the shareholder who appointed such proxy chooses to act directly and in person in the exercise of any rights as a shareholder.

The appointment of a proxy is revocable by the shareholder in question cancelling it in writing, or making a later inconsistent appointment of a proxy, and delivering a copy of the revocation instrument to the proxy and the company. The revocation of a proxy appointment constitutes a complete and final cancellation of the proxy's authority to act on behalf of the shareholder as of the later of (a) the date stated in the revocation instrument, if any, and (b) the date on which the revocation instrument is delivered to the company as required in the first sentence of this paragraph.

If the instrument appointing the proxy or proxies has been delivered to the company, as long as the appointment remains in effect, any notice that is required by the Companies Act, or the company's memorandum of incorporation to be delivered by the company to the shareholder, must be delivered by the company to (a) the shareholder, or (b) the proxy or proxies, if the shareholder has (i) directed the company to do so in writing, and (ii) paid any reasonable fee charged by the company for doing so.

Attention is drawn to the "Notes to the proxy".

The completion of a form of proxy does not preclude any shareholder from attending the AGM.

Notes

ATTACQ



Audited consolidated financial results

for the year ended 30 June 2026

Highlights

Normalised DIPS[1]

increased by
15.5%
to **125.1 cents**

Full-year DPS[2]

increased by
17.2%
to **102.0 cents**

Net operating income**

increased by
7.0%

High occupancy and collection rates

of **94.9%** and
99.8% respectively

Weighted average annual trading density

growth of
3.7%

Development activity[3] at Waterfall City

increased to
46 460m²
effective share* of GLA[4],
with an effective cost* of
R1.3 billion

Gearing, ICR[5] and cost of debt

Gearing improved to
25.0%, ICR
strengthened to
3.21 times
and the cost of debt
reduced to **8.7%**

Installed

18.5 MWp
installed PV[6] systems,
generating **13.7%**
of total energy consumed
and **5.3Ml** of backup
water capacity added

[1] DIPS: Distributable income per share
[2] DPS: Dividend per share
[3] Development activity: developments under construction and approved pipeline
[4] GLA: Gross lettable area
[5] ICR: Interest cover ratio
[6] PV: Photovoltaic
* Development activity at Waterfall City: 85 247m² of total GLA with a total cost of R2.2 billion
** NOI: Net profit from property operations, excluding the International Financial Reporting Standards (IFRS Accounting Standards) adjustments for straight-line leasing, net proceeds from the sale of sectional-title units and a once-off rates credit

Performance *summary*

Introduction

Attacq Limited (Attacq) is a South African Real Estate Investment Trust (REIT), listed on the JSE Limited (JSE) and A2X Markets. Guided by our purpose of creating places that put people first, Attacq remains committed to transforming precincts and communities through integrity, creativity and collaboration. As a trusted and innovative real estate owner and precinct developer, we create vibrant destinations that drive sustainable growth and long-term value for our stakeholders.

Attacq's vision for the future, Horizon 2030, is centred around being a purpose-driven business. During 2026, we focused on the theme TRANSFORM as part of our broader journey to THRIVE, TRANSFORM and TRANSCEND.

Five Horizon 2030 strategic objectives collectively guide our efforts to create sustainable value: (1) becoming South Africa's most valuable REIT; (2) fostering a workplace where people thrive; (3) establishing Attacq as the precinct developer and placemaker of choice; (4) building a digitally integrated business that is scalable, agile and data-driven; and (5) delivering Environmental, Social and Governance (ESG) outcomes that create meaningful and lasting impact for our stakeholders and communities.

Attacq's focus is on two, key business drivers, namely Waterfall City, comprising its completed real estate portfolio, developments under construction and leasehold land and Rest of South Africa, comprising the remainder of its South African completed real estate portfolio.

Executive summary

Over the past year, Attacq delivered a strong performance, exceeding expectations and reflecting the resilience of its business, the quality of its assets, underpinned by disciplined execution of its strategy and a dedicated team that continues to drive excellence. This translated into normalised DIPS growth of 15.5% to 125.1 cents (30 June 2025: 108.3 cents), and a 17.2% increase in full-year DPS to 102.0 cents.

DIPS growth was driven by contractual rental escalations, improved occupancy, income from newly completed developments and lower net finance costs. The continued expansion of rooftop PV systems further increased DIPS through higher recoveries of municipal charges.

During the year, the completion of the Vantage data centre, JNB 12.1 added 11 151m² of total GLA to Waterfall City (effective 5 576m²). The group also completed Galileo, the fourth tower in the Ellipse Waterfall development, adding 220 residential units to the city, of which 215 were bankable sales, with 213 units transferred to date.

Development activity (developments under construction and approved pipeline) continued across Waterfall City, totalling 85 247m² of GLA, valued at R2.2 billion at year end. Attacq's effective share of this amounts to 46 460m² of GLA, with an effective cost of R1.3 billion. Various infrastructure projects for Waterfall City are currently underway, representing a total investment of R1.2 billion, with AWIC's effective allocation of this being R365.0 million.

The group's interest cover ratio improved to 3.21 times (30 June 2025: 2.95 times) driven by higher net operating income and lower funding costs. Gearing remained stable at 25.0% (30 June 2025: 25.3%), demonstrating disciplined capital management. Attacq's $A+_{[ZA]}$ long- and short-term credit ratings and stable outlook were reaffirmed by GCR Ratings in October 2025.

General overview

Distributable income

DIPS increased by 17.4% to 127.1 cents for the year. This included a municipal rates credit covering the period July 2018 to June 2023. Excluding this once-off benefit, normalised DIPS increased by 15.5% to 125.1 cents for the year (30 June 2025: 108.3 cents).

The distributable income of the group is closely aligned with cash generated from operations, adjusted for non-recurring income. A breakdown of distributable income per focus area is tabled below:

	30 June 2026		30 June 2025		Change in cents per share
Focus area	**R'000**	**cents per share**	R'000	cents per share	%
Waterfall City	**435 708**	**62.3**	385 857	55.1	13.1
Rest of South Africa	**440 585**	**63.0**	385 799	55.1	14.3
Other investments	**(1 502)**	**(0.2)**	(13 223)	(1.9)	89.5
Normalised distributable income	**874 791**	**125.1**	**758 433**	**108.3**	**15.5**
Once-off rates credit	**13 708**	**2.0**	–	–	nmf
Distributable income	**888 499**	**127.1**	**758 433**	**108.3**	**17.4**

General overview continued

Distributable income continued

Normalised DIPS from Waterfall City increased by 13.1% to 62.3 cents (30 June 2025: 55.1 cents) driven by contractual rental escalations, improved occupancy levels, income from newly developed buildings and lower net finance costs.

Normalised DIPS from the Rest of South Africa increased by 14.3% to 63.0 cents (30 June 2025: 55.1 cents) mainly due to contractual rental escalations, newly completed rooftop PV systems and lower net finance costs.

The loss per share from Other investments reduced to negative 0.2 cents (30 June 2025: negative 1.9 cents). To date, no income has been received from Attacq's investment in Lango Real Estate Limited (Lango). The prior period included Rest of Africa retail investments' once-off disposal and related tax costs.

During the year, a profit of R30.9 million was recognised from the transfer of 215 Ellipse Waterfall City sectional-title units, comprising one unit in Phase 1, two units in Phase 2, and 212 units in Phase 3 (30 June 2025: no units were transferred).

Financial performance

Gross revenue increased by 9.3% to R3.1 billion (30 June 2025: R2.9 billion). Rental income for the group increased by 6.5% to R3.1 billion (30 June 2025: R2.9 billion) mainly due to contractual rental escalations, improved occupancy levels and income from newly developed buildings. Like-for-like rental income increased by 6.0% (30 June 2025: increased by 7.3%).

Group property expenses, excluding expected credit losses (ECLs) and the cost of sales of sectional-title units, increased by 5.9% to R1.2 million (30 June 2025: R1.1 million). Property expenses increased by 5.0% (30 June 2025: increased by 6.6%) on a like-for-like basis.

The main property expense increases by Rand value are summarised below:

Property expenses	**30 June 2026 R'000**	30 June 2025 R'000	Change %	% of total property expenses
Employee expenses	**61 010**	55 409	10.1	5.2
Security	**58 287**	51 242	13.7	5.0
Repairs and maintenance	**49 528**	43 914	12.8	4.2
Levies	**45 638**	44 502	2.6	3.9
Cleaning	**35 720**	32 366	10.4	3.0
Depreciation, deferred leasing expenses and tenant installations	**23 566**	20 252	16.4	2.0
Insurance	**23 653**	20 032	18.1	2.0
Marketing and advertising	**12 150**	10 676	13.8	1.0
Parking expenses	**11 428**	8 183	39.7	1.0
Utility management	**7 514**	6 654	12.9	0.6

Gross municipal costs and diesel, increased by 4.0%, totalling R754.9 million. The normalised municipal recovery ratio improved to 97.8% (30 June 2025: 94.4%) due to the installation of additional rooftop PV systems and enhanced real-time utility monitoring through our digital Smart Utility Hub.

NOI increased by 6.3% to R1.9 billion (30 June 2025: R1.8 billion). On a like-for-like basis, NOI increased by 6.6% (30 June 2025: increased by 7.7%). Net profit from property operations, excluding municipal and diesel costs and recoveries, increased by 6.3% (30 June 2025: 11.0%).

Total assets increased by 5.8% to R26.0 billion (30 June 2025: R24.6 billion) and total liabilities increased by 5.9% to R8.5 billion (30 June 2025: R8.0 billion). Net asset value (NAV) increased by 5.8% to R17.6 billion (30 June 2025: R16.6 billion) with the NAV attributable to equity owners of Attacq amounting to R14.0 billion (30 June 2025: R13.3 billion) or R20.04 on a per share basis (30 June 2025: R18.94). This increase was mainly due to net positive fair value adjustments on investment properties, capital expenditure on developments under construction and net profit from property operations.

Completed South African real estate portfolio

Across six geographically diverse mixed-use precincts in South Africa, Attacq continues to manage destinations that bring together people, businesses and communities. Our precinct-focused approach combines complementary property uses within dominant nodes, creating vibrant environments that strengthen competitiveness, support sustainable growth and enhance long-term value.

Waterfall City

Mall of Africa

Mall of Africa continued to enhance its retail offering during the year, welcoming ten new brands: Liverpool FC, Charles Tyrwhitt, Tshepo, Harli & Harpa, Coach, Kate Spade, Silky, Kids Around and Bootlegger Coffee Company. Further strengthening its premium and lifestyle appeal, JD Sports is scheduled to open in September 2026 and Pantry in April 2027. Existing retailers also reinvested in their stores, with New Balance, Lacoste, Pringle and G-Star completing upgrades, while Nike expanded and enhanced its flagship store as part of its lease renewal.

The successful completion of the mall's 10-year renewal cycle underscores the quality and relevance of the asset. Occupancy remained strong at 98.6%, supported by an 82.5% lease renewal success rate, while rental reversions on renewals and replacement leases remained positive at 5.7%. These leasing and client-mix initiatives contributed to a 3.9% increase in trading density over the 12-month period.

The Izinga Transport Hub opened on 5 March 2026, consolidating taxi, food and online delivery service facilities at Mall of Africa into a modern, purpose-built transport node. The facility has enhanced safety, convenience and comfort for commuters and drivers through enclosed waiting areas, charging stations, free WiFi and upgraded ablution facilities.

Collaboration hubs

During the year, several new corporate clients relocated to Waterfall City, including Tiger Brands, Boogertman + Partners, iOCO, Novonesis, Huge Group and Sinotile, reinforcing the precinct's position as a leading business destination. The lifestyle offering was further strengthened by the opening of Mugg & Bean at the Ingress. Positive letting momentum and strong renewal activity across the collaboration hubs ensured no additional vacant GLA was created, contributing to an 86.9% retention rate (based on GLA) and solid occupancy of 87.1%. The precinct's performance is underpinned by ongoing placemaking initiatives that continue to enhance vibrancy and strengthen community connections.

Sustainability and operational resilience

Operational sustainability and resilience remained a key focus.

Two additional backup water tanks were installed and commissioned at Mall of Africa during the year, increasing total backup water capacity to 1.8Ml. This provides more than five days of water resilience, subject to consumption levels, further enhancing the mall's ability to operate effectively under varying conditions.

During the year, 4.9Ml of backup water capacity was installed and commissioned at building level. This investment ensured uninterrupted water availability for clients during the municipal water outages experienced over nine days between 28 January 2026 and 5 February 2026. A further 3.0Ml of backup water tanks are in the process of being installed at our logistics hubs, which will further enhance water resilience for all property categories.

Rest of South Africa

Lynnwood Bridge precinct, Pretoria

The Lynnwood Bridge precinct continued to deliver resilient operational performance during the year. The precinct ended the year with an occupancy rate of 99.3%, with the retail component achieving full occupancy and trading density increasing by 6.9%. The precinct also secured several key renewals including Pro Shop, which completed a major refurbishment, as well as Safari & Outdoor and Kingsmeat Deli, both of which expanded their footprints.

Reflecting its strong lifestyle positioning, Lynnwood Bridge partnered with one of its clients to host a successful wine festival that enhanced visitor engagement and precinct vibrancy.

Glenfair Boulevard maintained a healthy occupancy rate of 94.3%, while the installation of a 428kl backup water tank strengthened water resilience, providing approximately five days of supply, subject to consumption.

MooiRivier Mall, Potchefstroom

Overall performance indicators at MooiRivier Mall remained positive during the year, with an occupancy rate of 100.0%, trading density increasing by 5.6% and footfall growing by 2.4%. The retail mix was enhanced through the introduction of UNIQ Clothing, RocoMamas and The Magic Company, while JET, PEP and Refinery were upgraded to their latest store specifications.

As South Africa's only mall built over a river, MooiRivier Mall further reinforced its unique scenic character through upgrades to the riverfront walkway, further accentuating this feature and providing additional break areas for clients' staff. Community engagement remained a focal point, with 10 local schools participating in the 'Shop and Support' campaign, generating more than 3 000 entries and approximately R2.5 million in spend.

Completed South African real estate portfolio continued

Rest of South Africa continued

Garden Route Mall, George

Garden Route Mall maintained positive operational performance during the year, with occupancy remaining at an exceptional 99.8% and trading density increasing by 1.8%. The mall completed 27 renewals with seven store refurbishments during the year, including notable upgrades by Spur and Cape Union Mart.

Operational sustainability initiatives also progressed well, with the second phase of the rooftop PV system expansion commissioned in March 2026, adding a further 2.0MWp of generation capacity. Enhancing accessibility and the visitor experience, the Garden Route Mall Transport Hub opened on 31 July 2026, providing a formalised, structured and covered facility for commuters and transport providers.

Eikestad Mall, Stellenbosch

Eikestad Mall delivered another year of strong performance, with occupancy remaining high at 95.3%, trading density increasing by 6.0% and footfall showing positive growth of 3.1%.

During the year, the mall welcomed a number of new brands including Edgars Beauty and Sorbet Man and completed eight store refurbishments, including notable upgrades by PNA, Cape Union Mart and Expresso. The mall moved to a cashless parking environment in October, supporting a positive customer journey with reduced queues at paystations and reducing future replacement costs on money handling units.

Portfolio performance overview

General retail-experience hub update

The 12-month weighted average trading density for the total portfolio increased by 3.7% to R4 434/m² (30 June 2025: R4 276/m²), while effective turnover was unchanged at R14.9 billion (30 June 2025: R14.9 billion). The rent-to-turnover ratio was stable at 6.8% (30 June 2025: 6.7%).

Apparel remained the largest category by GLA, representing 41.5% of total trading area, and delivered 2.4% growth in trading density. The Health and Beauty category's trading density increased by 10.0%.

Property cost-to-income ratio

The normalised cost-to-income ratios showed a marked year-on-year improvement, with the municipal recovery ratio improving significantly to 97.8% (30 June 2025: 94.4%) due to the installation of additional rooftop PV systems and enhanced real-time utility monitoring through our digital Smart Utility Hub.

	Normalised ratios*	
Description	**30 June 2026 %**	30 June 2025 %
Waterfall City		
Net cost-to-income ratio[1]	**25.6**	25.5
Gross cost-to-income ratio[2]	**42.3**	42.4
Rest of South Africa		
Net cost-to-income ratio[1]	**13.8**	16.1
Gross cost-to-income ratio[2]	**37.0**	37.9
Total completed SA portfolio		
Net cost-to-income ratio[1]	**21.5**	22.3
Gross cost-to-income ratio[2]	**40.4**	40.8

[1] Calculation: (property expenses per income statement + repayment of lease liability interest + repayment of lease liability capital + municipal recoveries)/(rental income per income statement – municipal recoveries).

[2] Calculation: (property expenses per income statement + repayment of lease liability interest + repayment of lease liability capital)/rental income per income statement.

* Normalised exclude ECLs on trade and other receivables, as well as abnormal municipal accrual adjustments.

The Waterfall City portfolio ratios above include the land lease rental obligation and exclude the impact of IFRS 16: Leases.

Completed South African real estate portfolio continued

Portfolio performance overview continued

Occupancy

During the year, total effective occupied space increased by 28 478m². This was driven by 42 488 m² of new deals and 125 895m² of renewals, partially offset by 135 507m² of expiries, and 2 914m² becoming unoccupied. The newly completed Vantage data centre, JNB 12.1, contributed 5 576m² of occupied GLA.

	30 June 2026				30 June 2025			
	Occupied GLA				Occupied GLA			
Sector	Waterfall City %	Rest of South Africa %	Total %	Total GLA m²	Waterfall City %	Rest of South Africa %	Total %	Total GLA m²
Retail-experience hubs	**98.5**	**97.1**	**97.7**	**330 219**	99.0	95.9	97.2	330 791
Collaboration hubs	**87.1**	**94.0**	**89.0**	**254 047**	84.3	94.1	87.0	254 866
Logistics hubs	**97.2**	**–**	**97.2**	**173 371**	86.4	—	86.4	173 108
Hotel	**100.0**	**100.0**	**100.0**	**20 405**	100.0	100.0	100.0	20 405
Other	**100.0**	**–**	**100.0**	**15 636**	100.0	—	100.0	10 060
Portfolio occupancy	**94.2**	**96.4**	**94.9**	**793 678**	**89.7**	**95.5**	**91.6**	**789 230**

On 30 June 2026, unoccupied retail-experience hub space totalled 7 566m² (30 June 2025: 9 188m²), comprising mainly vacancies at Brooklyn Mall (2 686m²), Mall of Africa (1 803m²) and Eikestad Mall (1 784m²). Unoccupied collaboration hub space amounted to 27 930m² (30 June 2025: 33 135m²) with vacancies concentrated in Waterfall Circle (15 636m²), Magwa View (4 089m²) and Brooklyn Bridge Office Park (3 781m²). The 4 853m² of unoccupied logistics hub space (30 June 2025: 23 581m²) relates entirely to the recently completely midi warehouse 2.

Leasing activity

The portfolio's weighted average lease expiry (WALE) remained stable at 4.1 years (30 June 2025: 4.2 years). Leases covering 74 559m², or 9.4% of total GLA, expire before 30 June 2027 and comprise of retail-experience hubs (30 069m²), collaboration hubs (26 001m²) and logistics hubs (18 489m²).

Leases representing 135 506m² (306 leases) expired during the year, of which 92.9% (by GLA) were successfully renewed. New and renewed leases were concluded at a weighted average positive reversion rate of 3.4% (30 June 2025: negative 9.1%) and a weighted average escalation rate of 6.1% (30 June 2025: 6.9%).

Sector	YTD expired GLA m²	Client retention rate (based on GLA) %	Client success rate (based on GLA)* %	Gross rent reversion rate* %	Escalation rate* %
Retail-experience hubs	**101 911**	**94.3**	**97.2**	**4.6**	**5.8**
Collaboration hubs	**26 181**	**85.4**	**94.5**	**(1.1)**	**7.3**
Logistics hubs	**7 415**	**100.0**	**100.0**	**(6.2)**	**7.2**
Total portfolio	**135 507**	**92.9**	**96.9**	**3.4**	**6.1**
Waterfall City	**91 183**	**93.9**	**98.3**	**3.9**	**6.0**
Rest of South Africa	**44 323**	**90.9**	**93.9**	**2.0**	**6.2**

* Based on new and renewed leases of leases that expired during FY26.

Collections

Collections remained high at 99.8% (30 June 2025: 100.0%), reflecting the quality and resilience of the portfolio, consistent client payment behaviour with the effectiveness of the group's credit control measures.

Developing Waterfall City, where living works

Situated in the heart of Gauteng, Waterfall City is one of South Africa's premier mixed-use precincts. The city is developed on leasehold land, with notarial leasehold rights held by Attacq Waterfall Investment Company Proprietary Limited (AWIC), a 70.0%-owned subsidiary of Attacq. In terms of the leasehold agreement, all rights must be proclaimed by the end of 2040. The precinct offers Attacq a substantial pipeline of future development opportunities.

On 30 June 2026, the group held 1 078 386m² (30 Jun 2025: 1 097 322m²) of effective development rights. In addition, through its management of Waterfall City Junction, a joint venture with Sanlam Life Insurance Limited (Sanlam), AWIC oversees a further 302 621m² of effective development bulk. Collectively, the development bulk under AWIC's responsibility across Waterfall City is 1 381 007m² (30 Jun 2025: 1 411 113m²).

Newly completed developments

During the year, the completion of the Vantage data centre, JNB 12.1, added 11 151m² of data centre GLA to Waterfall City (effective 5 576m² of GLA). In addition, the completion of Ellipse Waterfall Phase 3, Galileo Tower, introduced a further 220 residential units to the city.

Sector and property description	Total GSA/GLA* m²	Effective GSA/GLA* m²	Occupied/ pre-sold %	Practical completion date
Residential				
Ellipse Waterfall, phase 3 – Galileo tower[&, **, 1]	**13 386**	**2 677**	**97.7**	**Q2FY26**
Other				
Vantage data centre, JNB 12.1[$]	**11 151**	**5 576**	**100.0**	**Q2FY26**
Total	**24 537**	**8 253**		

* Estimated gross sellable area (GSA)/GLA of development, subject to change upon final re-measurement post completion.

[&] Sectional-title units; % pre-sold based on the number of units of bankable sales.

[1] Classified as inventory for financial statement purposes.

Attacq has an undivided share of **20.0%; [$]50.0%.

Ellipse Waterfall

Ellipse Waterfall is a landmark residential development, having a four-star GBCSA Multi-Unit Residential certified (by design), delivered through a joint venture between AWIC and Tricolt Proprietary Limited (Tricolt). Situated opposite Mall of Africa, the scheme comprises four premium towers that have reshaped the residential landscape of Waterfall City.

The Ellipse Waterfall development is now completed across all four towers. Phase 1 (two towers, 270 units; AWIC 50.0% interest) was completed in FY21, with 266 units sold as at 30 June 2026. Phase 2 (third tower, 182 units; AWIC 20.0% interest) was completed in FY23 and is effectively fully sold, with 181 units sold and transferred. Phase 3 (fourth tower, 220 units; AWIC 20.0% interest) achieved practical completion in Q2FY26, with 212 units sold and transferred by year end.

During the year, a profit of R30.9 million was recognised from the transfer of 215 sectional-title units at Ellipse Waterfall City, comprising one unit in Phase 1, two units in Phase 2, and 212 units in Phase 3 (30 June 2025: no units were transferred).

Vantage centre, JNB 12.1

AWIC and Vantage Data Centers (Vantage) formed a 50/50 joint venture to develop a second 11 151m² data centre facility, representing the first half of Phase 2 of a broader data centre campus. Attacq's portion of the data centre facility is limited to the 'dark-shell' component. The double-storey facility comprises four data halls and achieved practical completion in Q2FY26. A 20-year lease underpins the development, providing long-term income visibility and stability.

Development activity

Development activity totals 85 247m² of GLA, of which Attacq's effective share is 46 460m², as detailed in the table below.

Description	Total GSA/GLA* m²	Effective GSA/GLA* m²	Pre-let/ pre-sold %	Total estimated capital cost^ R'million	Anticipated practical completion date	% of completion based on spend, excl land
Developments under construction						
Collaboration hubs						
Gateway East	12 605	12 605	49.1	361.1	Q2FY27	54.2
Waterfall City Junction						
Logistics hubs						
Spec warehouse $	22 142	11 071	–	262.2	Q3FY27	23.5
Sub-total	**34 747**	**23 676**		**623.3**		
Approved pipeline development						
Waterfall City						
Retail-experience hubs						
Pantry	1 411	1 411	100.0	54.3	Q3FY27	–
Residential						
Aspire Waterfall City & # 1	16 479	4 120	67.3	456.4	Q3FY28	–
Hotel						
Conference centre and hotel**	15 883	11 912	100.0	634.3	Q2FY28	–
City Lodge expansion	1 545	1 545	100.0	62.7	Q3FY27	–
Waterfall City Junction						
Logistics hubs						
Client-led logistics development#	15 182	3 796	100.0	337.9	Q3FY28	–
Sub-total	**50 500**	**22 784**		**1 545.6**		
Total	**85 247**	**46 460**		**2 168.9**		

* Estimated GSA/GLA of development, subject to change upon final re-measurement post completion.

^ Total capital costs include land.

& Sectional-title units; % pre-sold based on the number of units of bankable sales.

1 Classified as inventory for financial statement purposes.

Attacq has an undivided share of #25.0%; $50.0%; ** 75.0%.

Developments under construction

Gateway East, Waterfall City

Construction of Gateway East, a 12 605m² A-grade collaboration hub, is progressing well. On 30 June 2026, the development was 54.2% complete based on spend incurred (excluding land), with practical completion targeted for Q2FY27. Market demand remains strong, with 49.1% of collaboration hub and restaurant space already leased and an additional 24.4% of collaboration hub space under offer, taking total leased or under offer space to 73.4%.

Located adjacent to Gateway West and Mall of Africa, Gateway East is designed as a flexible, multi-client workspace complemented by a restaurant offering that integrates with the Mall of Africa piazza. With a total capital investment of R361.1 million, the development is expected to activate Waterfall City's main entrance, enhance the piazza environment and provide premium workspace in a highly visible location.

The development incorporates a range of sustainability features, including five days of backup water capacity, rainwater harvesting, rooftop PV system and smart energy and water metering. The use of an existing basement structure has reduced incremental capital expenditure and accelerated the development programme.

Speculative logistics development, Waterfall City Junction

The Waterfall City Junction joint venture, a 50/50 partnership between Sanlam and AWIC, is developing a 22 142m² speculative logistics warehouse as the first project within Phase 1 of the precinct. With a total capital investment of R262.2 million (R131.1 million attributable to AWIC's 50.0% share), the flexible logistics facility features a 13.5m spring height, 40m yard depth and provision for future rooftop PV installation.

Construction was 23.5% complete at year end, based on development expenditure incurred, excluding land. The development will serve as a catalyst for Waterfall City Junction, unlocking further logistics opportunities within the precinct and strengthening Attacq's competitive position in the Gauteng logistics market. Practical completion is targeted for Q3FY27.

Development activity continued

Pipeline developments

Aspire Waterfall City

Aspire Waterfall City, AWIC's second joint venture with Tricolt, was launched in May 2025 as part of Attacq's build-to-sell residential strategy. Situated within the Mall of Africa precinct, the development comprises a 20-storey residential tower with an integrated mixed-use component. AWIC holds a 25.0% interest in the development. Construction has commenced post year end, with completion anticipated in Q3FY28. At 30 June 2026, 164 of the 217 units had been pre-sold, including 146 bankable sales, leaving 53 units available for sale.

Waterfall City Conference Centre and Hotel

AWIC and its development partner, the Rabie Property Group, are co-developing a 15 883m² hospitality and conferencing facility comprising 180 rooms on the south-eastern corner of Mall of Africa, further strengthening Waterfall City's hospitality offering. Construction commenced post year end, with practical completion anticipated in Q2FY28.

The development carries an estimated total cost of R634.3 million (AWIC's 75.0% share: R475.7 million) and is underpinned by a lease-driven income model secured by the same operator as the Century City Hotel and Conference Centre. The project addresses the current undersupply of large-scale conferencing facilities in the precinct, while supporting collaboration hub clients, driving additional footfall to Mall of Africa and maximising the use of existing parking infrastructure, thereby limiting incremental capital expenditure.

Waterfall City Junction

AWIC holds a 50.0% undivided share in Waterfall City Junction, a new logistics precinct being developed east of the N1 on land parcels 3 and 24. AWIC manages the entire precinct, while Sanlam holds the remaining 50.0% undivided share.

The site comprises 605 242m² of logistics bulk and is strategically positioned at the intersection of the K113 and the K60 arterial routes, the site is envisaged as a secure, environmentally sustainable logistics park and a future landmark within Gauteng's logistics corridor. The portion of the K113 between Allandale Road and the K60 is expected to be fully completed by October 2026, while the K60 is anticipated to be completed in January 2028. Development is planned to be rolled out in six phases, with Phase 1's infrastructure (approximately 156 000m² of bulk, not effective) completed in FY25 and formally proclaimed in Q1 FY26.

Client-led logistics development

The Waterfall City Junction joint venture is advancing the development of a 15 182m² light industrial distribution warehouse with a national client, which will hold a 50.0% ownership interest and occupy the facility. AWIC will hold an effective 25.0% interest in the development and will serve as development manager, with Sanlam holding the remaining effective 25.0% interest. Practical completion of the project is anticipated in Q3FY28.

Waterfall City infrastructure

Infrastructure and mobility components across Waterfall City were reviewed through an updated Urban Design Development Framework, ensuring alignment with evolving market demand, land-use patterns and bulk infrastructure requirements while enhancing operational efficiency and user experience.

Enabling infrastructure for Waterfall City Junction remains a strategic priority to support the continued rollout of logistics developments. Bulk water, electricity and road upgrades at both municipal and provincial level are currently under construction and are expected to be implemented over the next 18 months.

Construction of a fourth access point into the Waterfall City centre is underway following the approved conversion of approximately 49 000m² of office bulk on LP12 into around 1 150 residential opportunities. The project will unlock the high-visibility LP10A site, which benefits from highway frontage, while supporting the broader LP10 precinct. This infrastructure investment is underpinned by the conditional sale of LP12 to Balwin Properties Limited, subject to proclamation and the completion of associated infrastructure works.

Collectively, these initiatives represent a total investment of R1.2 billion, with AWIC's effective allocation of this being R365.0 million.

Waterfall City infrastructure continued

Urban design

Izinga Transport Hub and Pantry

Following the completion and successful opening of the Izinga Transport Hub, the former public transport facility on the western side of Mall of Africa will be repurposed into Pantry, a street-front, forecourt-style convenience retail destination with dedicated off-street parking.

Representing an estimated capital investment of R54.3 million, the project applies placemaking principles by turning what was previously a transit site into an inviting, community-focused hub. Together with ground-floor retail at Aspire, Pantry will help bring Karkloof Crescent to life-shaping it into a vibrant, walkable street and gathering space while strengthening Mall of Africa's external retail interface and daily convenience offering.

Valuations

The South African real estate portfolio's investment property value as at 30 June 2026 increased by 6.0% to R22.6 billion compared to 30 June 2025 (R21.3 billion). On a like-for-like basis, the valuation of the completed South African real estate portfolio increased by 3.5%.

Valuations	30 June 2026 R'000	30 June 2025 R'000	% change
Waterfall City	**15 316 741**	**14 307 504**	7.1
Rest of South Africa	**7 319 768**	**7 040 416**	4.0
Sub-total	**22 636 509**	**21 347 920**	6.0
Developments under construction	**220 214**	**154 906**	42.2
Leasehold land	**990 945**	**968 055**	2.4
Sub-total investment property	**23 847 668**	**22 470 881**	6.1
IFRS 16 Right-of-use assets	**246 489**	**225 244**	9.4
Total investment property (excluding straight-lining)	**24 094 157**	**22 696 125**	6.2
Straight-lining lease debtor	**(1 005 094)**	**(1 085 634)**	(7.4)
Total investment property (balance sheet)	**23 089 063**	**21 610 491**	6.8
Inventory	**21 646**	**75 681**	(71.4)

Completed buildings

As at 30 June 2026, all income-producing properties were externally valued by independent valuers using the discounted cash flow (DCF) methodology, with the exception of Waterfall Connect, Walk-in Centre which was valued in bulk, based on a cost-recovery-plus-profit-share income structure.

The external valuations were conducted by Mills Fitchet Cape Proprietary Limited (Mills Fitchet), Sterling Valuation Specialists Close Corporation (Sterling), CBRE Excellerate CRES Proprietary Limited, Spectrum Valuations and Asset Solutions Proprietary Limited and De Leeuw Valuers Cape Town (RF) Proprietary Limited (De Leeuw).

The discount, capitalisation and long-term vacancy rates as at 30 June 2026 showed minimal movement compared to the prior year. The valuations resulted in a positive fair value adjustment of R742.6 million (30 June 2025: positive fair value adjustment of R974.6 million), excluding the IFRS Accounting Standards impact for straight-line leasing. This increase was primarily driven by an increase in gross market rentals across our portfolio, continuing the trend observed in the 30 June 2025 reporting period.

Completed buildings continued

The information below is weighted by property values:

Sector	Effective GLA m²	Total portfolio by value R'000	Average value R/m²	Like-for-like value change %	Cap rates %	Discount rates %	Exit cap rates %
Retail-experience hubs	**330 219**	**12 569 928**	**38 065**	**4.2**	**7.20**	**12.34**	**7.52**
Collaboration hubs	**254 047**	**6 741 128**	**26 535**	**3.1**	**8.13**	**13.01**	**8.67**
Logistics hubs	**173 371**	**1 950 355**	**11 250**	**1.0**	**8.07**	**13.07**	**8.51**
Hotel	**20 405**	**673 403**	**33 002**	**3.8**	**8.00**	**13.00**	**8.75**
Other	**15 636**	**701 695**	**44 877**	**—**	**8.16**	**13.16**	**8.95**
Total portfolio	**793 678**	**22 636 509**	**28 521**	**3.5**	**7.61**	**12.65**	**8.03**

Developments under construction

The value of developments under construction increased to R220.2 million (30 June 2025: R154.9 million), with movements during the year largely reflecting the completion of the Vantage data centre, JNB12.1, and the reclassification of the associated infrastructure and services due to the commencement of construction of Gateway East. Ellipse Waterfall is recognised as trading stock and accounted for as inventory. Developments under construction are valued based on external valuations performed by Mills Fitchet and Sterling, adjusted for estimated costs to complete.

Leasehold land

The group recognises leasehold land, comprising both development rights and infrastructure, at fair value. Leasehold land increased by 2.4% to R990.9 million (30 June 2025: R968.1 million) with value increases offset by the transfer of leasehold rights to developments under construction.

The group determines fair value using the comparable sales methodology, which is in line with international best practice. The output of the comparable sales valuation methodology determines the valuation of the leasehold land, being the aggregate of development rights, infrastructure and services, less future cost of servicing and leasehold liabilities. The external independent valuation was undertaken by Vallun Properties Proprietary Limited trading as Valquest Property Valuers & Consultants.

Category	Characteristics	Valuation
Unserviced leasehold land	Unserviced leasehold land with development potential	Land area multiplied by market rate per m² for unserviced land
Partially or fully serviced leasehold land	Leasehold land with section 29(1) certificates, a small measure of costs to complete	Land/bulk area multiplied by the market rate per m² of serviced bulk, reduced by future costs of servicing and leasehold liability

Inventory

Inventory decreased by 71.4% to R21.6 million (30 June 2025: R75.7 million). Ellipse Waterfall Phase 3, Galileo tower, reached practical completion in Q2FY26. During the year, one Ellipse Waterfall, Phase 1 unit, two Ellipse Waterfall, Phase 2 units and 212 Ellipse Waterfall, Phase 3, Galileo tower units were transferred (30 June 2025: no units transferred).

Other investments

The loss from Other investments improved to negative R1.5 million (30 June 2025: negative R13.2 million). The prior period included once-off disposal costs and related tax expenses arising from the disposal of the Rest of Africa retail investments portfolio to Lango.

Attacq 4.47% interest in Lango was carried at R110.3 million as at 30 June 2026 (30 June 2025: R126.6 million). No income has been received from the Lango investment to date.

Further information regarding Lango is available at www.langorealestate.com.

Capital structure

During the year, Attacq raised R1.01 billion from its second DMTN issuance, further lowering the cost of debt.

As at 30 June 2026, the weighted average cost of debt decreased by 42.0 basis points compared to 30 June 2025, reflecting the ongoing optimisation of the group's funding and hedging strategies. The reduction was driven by a 23.0 basis points decrease in the weighted average fixed hedge rate, a 7.0 basis points decrease in the weighted average loan margin, and lower base rates, which accounted for the balance of the improvement.

GCR credit rating

On 16 October 2025, GCR affirmed Attacq's national scale long-term issuer rating of $A+_{[ZA]}$ and short-term issuer rating of $A1_{[ZA]}$, both with a stable outlook. The next rating will be conducted in October 2026.

Liquidity

On 30 June 2026, the group had available liquidity of R2.0 billion (30 June 2025: R1.6 billion), comprising R864.2 million in unrestricted cash balances (30 June 2025: R876.0million), R840.5 million in prepaid access facilities (30 June 2025: R390.5 million) and R300.0 million in undrawn committed facilities (30 June 2025: R300.0 million).

The group is confident that its available liquidity is sufficient to meet its obligations over the next 12 months, while maintaining the funding capacity required to support the rollout of its development pipeline.

Description	**30 June 2026 R'000**	30 June 2025 R'000
Unrestricted cash balances	**864 247**	875 980
Prepaid access facilities	**840 516**	390 500
Undrawn committed facilities	**300 000**	300 000
Available liquidity	**2 004 763**	1 566 480

Interest-bearing borrowings

The group maintains a diversified funding base comprising bilateral debt facilities across three South African banks and two South African financial institutions, complemented by senior unsecured floating-rate notes (FRNs) issued under its DMTN programme.

Total interest-bearing borrowings increased by 3.7% to R7.0 billion (30 June 2025: R6.8 billion), primarily as a result of the group's second DMTN issuance.

Interest cover ratio and gearing

The group interest cover ratio improved to 3.21 times (30 June 2025: 2.95 times) due to higher net operating income and lower weighted average cost of debt. Gearing (calculated as total interest-bearing debt less unrestricted cash on hand, expressed as a percentage of total assets less total cash on hand and right-of-use assets recognised under IFRS 16: Leases) decreased marginally to 25.0% (30 June 2025: 25.3%).

The group's total weighted-average cost of debt reduced to 8.7% (30 June 2025: 9.2%).

Description	Units	**30 Jun 2026**	30 Jun 2025
Total drawn facilities	R'000	**7 025**	6 776
Total weighted average loan term	years	**3.2**	4.0
Gearing	%	**25.0**	25.3
Interest cover ratio	times	**3.21**	2.95
Weighted average floating interest rate	%	**8.3**	8.8
Premium for hedging	%	**0.4**	0.4
Total weighted average cost of debt	%	**8.7**	9.2

Interest-bearing borrowings continued

Group hedging

The group adopts a minimum group hedging policy of 70.0%.

Description	Units	30 Jun 2026	30 Jun 2025
Total hedged as a percentage of drawn facilities	%	**80.7**	86.8
Weighted average hedge term	years	**1.9**	2.4

Due to the movement in forward interest rates, the mark-to-market valuation associated with interest rate hedges on 30 June 2026 was a net financial liability of R28.7 million (30 June 2025: a net financial liability of R75.9 million), resulting in a positive period-on-period movement of R47.2 million (30 June 2025: a negative period-on-period movement of R59.4 million).

Declaration of a cash dividend

The board declared a final gross cash dividend of 54.00000 cents per share out of the company's distributable income. This brings the full-year dividend to 102.00000 cents per share (30 June 2025: 87.0 cents per share), which equates to a payout ratio of 80.3%.

The dividend is payable to Attacq shareholders in accordance with the timetable set out below:

Description	Date
Last day to trade cum dividend	Tuesday, 6 October 2026
Shares trade ex dividend	Wednesday, 7 October 2026
Record date	Friday, 9 October 2026
Payment date	Monday, 12 October 2026

Notes:

1. Share certificates may not be dematerialised or rematerialised between Wednesday, 7 October 2026 and Friday, 9 October 2026, both days inclusive.
2. Payment of the dividend will be made to shareholders on Monday, 12 October 2026. In respect of dematerialised shareholders, the dividend will be transferred to the Central Securities Depository Participant (CSDP) account or broker account on Monday, 12 October 2026. Certificated shareholders' dividends will be deposited on or about Monday, 12 October 2026.
3. Where the transfer secretaries do not have the banking details of any certificated shareholders, the cash dividend will be held in trust by the transfer secretaries pending receipt of the relevant certificated shareholder's banking details, where after the cash dividend will be paid via electronic transfer into the personal bank accounts of certificated shareholders.

Due to Attacq's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No 58 of 1962 (Income Tax Act). The dividend on the shares will be deemed to be a taxable dividend for South African tax purposes in terms of section 25BB of the Income Tax Act.

Tax implications for South African resident shareholders

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT. This dividend is, however, exempt from dividend withholding tax (dividend tax) in the hands of South African tax resident shareholders, provided that South African tax resident shareholders provide the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares:

a) a declaration that the dividend is exempt from dividend tax
b) a written undertaking to inform the CSDP, broker or the company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner cease to be the beneficial owner both in the form prescribed by the Commissioner for the South African Revenue Service.

Shareholders are advised to contact their CSDP, broker or the company, as the case may be, to arrange for the abovementioned documents to be submitted before payment of the dividend, if such documents have not already been submitted.

Tax implications for non-resident shareholders

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as ordinary dividends which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Any distribution received by a non-resident from a REIT will be subject to dividend withholding tax at 20.0%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation (DTA) between South Africa and the country of residence of the shareholder. Assuming dividend withholding tax will be withheld at a rate of 20.0%, the net dividend amount due to non-resident shareholders is 43.20000 cents per share.

A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares:

a) a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA
b) a written undertaking to inform their CSDP, broker or the company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner both in the form prescribed by the Commissioner for the South African Revenue Service.

Non-resident shareholders are advised to contact their CSDP, broker or the company, as the case may be, to arrange for the above-mentioned documents to be submitted before payment of the dividend if such documents have not already been submitted, if applicable.

The number of shares in issue on 30 June 2026 and the date of this announcement is 746 198 337 ordinary shares of no par value, which includes 46 427 553 treasury shares. Attacq's tax reference number is 9241/038/64/6.

Prospects and guidance

The group expects to grow its DIPS in FY27 by between 6.0% and 9.0%, with a dividend payout ratio of 80.0%.

The anticipated growth in DIPS is expected to be driven by several key factors: NOI growth supported by rising market rentals, disciplined cost management, and the successful leasing of vacant spaces and completed developments. Furthermore, the installation of PV systems and the implementation of the power purchase agreement are expected to reduce electricity costs and enhance operational efficiencies.

This guidance is based on the following key assumptions:

Assumptions within Attacq's control

- No material impact on distributable income due to unplanned developments, acquisitions or disposals

Assumptions outside of Attacq's control

- Forecasted rental income being achieved based on anticipated market-related renewals
- No major changes in vacancy rates
- No significant increase in load-shedding and the resultant increase in costs
- No unforeseen circumstances such as major corporate client failures or change of the current macroeconomic environment.

This guidance has been prepared in terms of IFRS Accounting Standards and in accordance with the SA REIT Association's Best Practice Recommendations (3rd edition) for the calculation of distributable income, and is consistent with the group's accounting policies.

The guidance is the responsibility of the board and has not been reviewed or reported on by Attacq's auditors.

Events after the reporting date

Declaration of the dividend after the reporting period

In line with IAS 10: Events after the Reporting Period, the declaration of the dividend occurred after the end of the reporting period, resulting in a non-adjusting event that is not recognised in the financial statements.

The board has approved a final gross cash dividend of 54.0 cents per share, for the year ended 30 June 2026, amounting to R377.9 million (30 June 2025: R300.9 million). This brings the full-year dividend to 102.0 cents per share (30 June 2025: 87.0 cents per share). The full-year dividend represents a payout ratio of 80.3% based on the group's distributable income, which is in line with the guidance provided and meets the minimum 75.0% payout ratio required by the JSE Listings Requirements for a REIT.

Commitments

Please refer to developments under construction for future capital commitments. Future commitments will be funded by banking facilities, cash on hand and proceeds from capital recycling activities.

Change in company secretary, executive and non-executive directors

Pierre Tredoux, who served as board chairperson, retired from the board and its committees at the 2025 Annual General Meeting (AGM) held on 14 November 2025. Ipeleng Mkhari was elected as the new chairperson of Attacq with effect from the 2025 AGM.

Lindiwe Sebesho was appointed as an independent non-executive director of the board and as a member of the company's remuneration and nominations committee, with effect from 1 January 2026.

Raj Nana, chief financial officer, resigned with effect from 31 January 2026. Peter de Villiers was appointed as chief financial officer with effect from 1 February 2026.

Sureya Scheepers has been appointed as company secretary with effect from 1 February 2026, replacing Peter de Villiers, who was filling the role on an interim basis.

Announcement

The information in this announcement is the responsibility of the directors, and the contents were approved by the board on 15 September 2026. The announcement has not been audited or reviewed by the company's external auditors.

The audited consolidated annual financial statements for the year ended 30 June 2026 are available on the company's website at **https://attacq.co.za/wp-content/uploads/2026/09/attacq-annual-financial-statements-2026.pdf** and can be accessed using the following JSE link: **https://senspdf.jse.co.za/documents/2026/jse/isse/ATT/2026FYRES.pdf**.

Audit report

The auditor, Ernst & Young Inc., has issued an unmodified opinion on Attacq's audited consolidated annual financial statements for the year ended 30 June 2026. The audit was conducted in accordance with International Standards on Auditing.

A copy of the auditor's report together with a copy of the audited consolidated annual financial statements, is available for inspection at the company's registered office and on the company's website at **https://attacq.co.za/wp-content/uploads/2026/09/attacq-annual-financial-statements-2026.pdf**.

Any reference to future financial information included in this announcement has not been reviewed or reported on by the auditor. The auditor does not necessarily report on all the information contained in this announcement. Shareholders and noteholders are advised that to obtain a full understanding of the nature of the auditor's engagement, they should obtain a copy of the auditor's report together with the audited consolidated annual financial statements for the year ended 30 June 2026 from the company's registered office or the company's website.

On behalf of the board

IN Mkhari
Chairperson

JR van Niekerk
CEO

Statements of profit or loss and other comprehensive *income*

Figures in R'000s	GROUP		COMPANY	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
Gross revenue	**3 134 669**	**2 869 242**	**1 017 673**	**951 853**
Rental income	**3 067 775**	2 881 751	**–**	–
Other rental-related income	**52 266**	—	**–**	–
Straight-line lease income adjustment	**(80 540)**	(13 679)	**–**	–
Sale of sectional title units	**95 168**	1 170	**–**	–
Investment income	**–**	–	**1 017 673**	951 853
Effective interest income	**–**	–	**284 010**	324 772
Dividends	**–**	–	**733 663**	627 081
Finance costs	**–**	–	**(38 134)**	(70 121)
Gross property expenses	**(1 261 986)**	**(1 106 754)**	**–**	**–**
Property expenses	**(1 171 263)**	(1 105 719)	**–**	–
Other property expenses	**(28 609)**	—	**–**	–
ECL on trade and other receivables	**2 203**	(974)	**–**	–
Cost of sales of sectional title units	**(64 317)**	(61)	**–**	–
Net profit from property operations	**1 872 683**	**1 762 488**	**979 539**	**881 732**
Other income	**11 577**	18 974	**73 817**	162 515
Reversal of ECL on loans to joint ventures and associates, other, subsidiaries and guarantees	**1 418**	5 755	**1 803**	27 622
Derecognition gain on financial instrument	**–**	–	**72 014**	134 774
Other	**10 159**	13 219	**–**	119
Realisation of FCTR on foreign operations	**–**	48 357	**–**	–
Operating and other expenses	**(328 004)**	(284 622)	**(14 775)**	(11 790)
Operating expenses	**(258 829)**	(256 015)	**(11 400)**	(9 589)
ECL on loans to joint ventures and associates, other, subsidiaries and guarantees	**–**	(1 954)	**(3 375)**	(2 195)
Other expenses	**(69 175)**	(26 653)	**–**	(6)
Operating profit	**1 556 256**	**1 545 197**	**1 038 581**	**1 032 457**
Fair value adjustments	**792 486**	844 699	**–**	–
Investment property	**745 311**	935 002	**–**	–
Derivative financial instruments	**47 175**	(59 413)	**–**	–
Other investments at FVPL	**–**	(30 890)	**–**	–

Statements of profit or loss and other comprehensive income continued

Figures in R'000s	GROUP		COMPANY	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
Net loss from equity accounted investments	**(30)**	(595)	**–**	–
Investment income	**102 178**	120 204	**4 588**	9 279
Finance costs	**(621 919)**	(646 222)	**–**	–
Profit before taxation	**1 828 971**	1 863 283	**1 043 169**	1 041 736
Income tax expense	**(36 790)**	(9 485)	**–**	–
Current tax	**(3 779)**	(523)	**–**	–
Deferred tax	**(33 011)**	(8 962)	**–**	–
Profit for the year	**1 792 181**	1 853 798	**1 043 169**	1 041 736
Attributable to:				
Owners of the holding company	**1 443 696**	1 501 377	**1 043 169**	1 041 736
Non-controlling interests	**348 485**	352 421	**–**	–
Items that will not be reclassified subsequently to profit or loss				
(Loss)/profit on fair value through other comprehensive income assets	**(7 224)**	(147 229)	**579 075**	383 131
Taxation relating to components of other comprehensive income	**–**	–	**–**	–
Other comprehensive (loss)/profit for the year net of taxation	**(7 224)**	(147 229)	**579 075**	383 131
Items that will be reclassified subsequently to profit or loss				
Exchange differences on translation of foreign operations	**(10 920)**	(7 687)	**–**	–
Realisation of exchange differences on translation of foreign operations through profit or loss	**–**	(48 357)	**–**	–
Taxation relating to components of other comprehensive income	**–**	–	**–**	–
Other comprehensive loss for the year net of taxation	**(10 920)**	(56 044)	**–**	–
Total comprehensive profit for the year	**1 774 037**	1 650 525	**1 622 244**	1 424 867
Attributable to:				
Owners of the holding company	**1 425 552**	1 298 104	**–**	–
Non-controlling interests	**348 485**	352 421	**–**	–
Earnings per share				
Basic (cents)	**206.3**	214.6	**–**	–
Diluted (cents)	**201.7**	210.2	**–**	–

Statements of financial *position*

Figures in R'000s	GROUP		COMPANY	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
Assets				
Non-current assets				
Investment property	**23 089 063**	21 610 491	**–**	–
Per valuation	**24 094 157**	22 696 125	**–**	–
Straight-line lease debtor	**(1 005 094)**	(1 085 634)	**–**	–
Straight-line lease debtor	**1 005 094**	1 085 634	**–**	–
Investment in joint ventures and associates	**359**	389	**359**	389
Loans to joint ventures and associates	**–**	–	**–**	–
Other financial assets	**395 605**	499 154	**60**	–
Intangible assets	**–**	–	**–**	–
Investment in subsidiaries	**–**	–	**12 072 154**	11 181 728
Property and equipment	**7 249**	8 932	**–**	–
Deferred initial lease expenditure	**21 430**	23 849	**–**	–
Loans to subsidiaries	**–**	–	**1 872 849**	2 900 248
Total non-current assets	**24 518 800**	**23 228 449**	**13 945 422**	**14 082 365**
Current assets				
Taxation receivable	**108**	1 600	**–**	–
Trade and other receivables	**264 250**	197 790	**1 689**	1 568
Inventory	**21 646**	75 681	**–**	–
Other financial assets	**107 679**	19 600	**3 943**	3 943
Loans to subsidiaries	**–**	–	**806 625**	476 087
Cash and cash equivalents	**1 088 373**	1 044 212	**2 495**	37 953
Total current assets	**1 482 056**	**1 338 883**	**814 752**	**519 551**
Non-current assets held for sale	**–**	–	**–**	–
Total assets	**26 000 856**	**24 567 332**	**14 760 174**	**14 601 916**

Statements of financial position continued

Figures in R'000s	GROUP		COMPANY	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
EQUITY AND LIABILITIES				
Equity				
Stated capital	**6 449 043**	6 449 043	**6 822 129**	6 822 129
Fair value through other comprehensive income reserve	**159 870**	167 094	**2 406 810**	1 827 735
Distributable reserves	**7 449 919**	6 683 452	**5 378 525**	5 054 834
Share-based payment reserve	**133 332**	114 235	**133 332**	114 235
Foreign currency translation reserve	**(3 015)**	7 905	**–**	–
Foreign currency translation reserve associated with non-current assets held for sale	**–**	–	**–**	–
Transaction reserve	**(164 764)**	(164 764)	**–**	–
Total equity attributable to owners of the holding company	**14 024 385**	**13 256 965**	**14 740 796**	**13 818 933**
Non-controlling interests	**2 270 833**	2 072 663	**–**	–
Equity loan from outside shareholder	**1 255 150**	1 255 150	**–**	–
Total equity	**17 550 368**	**16 584 778**	**14 740 796**	**13 818 933**
Non-current liabilities				
Long-term borrowings	**6 957 223**	6 729 450	**–**	760 000
Other financial liabilities	**32 753**	60 783	**17 228**	8 916
Lease liability	**207 047**	185 983	**–**	–
Deferred tax liabilities	**344 871**	311 860	**–**	–
Total non-current liabilities	**7 541 894**	**7 288 076**	**17 228**	**768 916**
Current liabilities				
Short-term portion of long-term borrowings	**68 185**	46 382	**–**	12 410
Other financial liabilities	**20 128**	32 698	**–**	–
Lease liability	**39 447**	39 261	**–**	–
Taxation payable	**3 104**	3 077	**–**	–
Trade and other payables	**746 266**	572 547	**2 150**	1 657
Provisions	**31 464**	513	**–**	–
Total current liabilities	**908 594**	**694 478**	**2 150**	**14 067**
Liabilities associated with non-current assets held for sale	**–**	**–**	**–**	**–**
Total liabilities	**8 450 488**	**7 982 554**	**19 378**	**782 983**
Total equity and liabilities	**26 000 856**	**24 567 332**	**14 760 174**	**14 601 916**

Statements of cash *flows*

Figures in R'000s	GROUP		COMPANY	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
Cash flows from operating activities				
Cash generated from/(utilised in) operations	**1 769 476**	1 449 440	**(49 498)**	(36 618)
Interest income	**102 178**	120 204	**53 868**	67 106
Dividend income	**–**	41	**719 801**	617 226
Interest paid	**(606 991)**	(637 579)	**(49 369)**	(58 071)
Finance costs paid and capitalised	**(9 007)**	(5 382)	**–**	–
Settlement of share-based payments	**–**	(164)	**–**	–
Taxation paid	**(2 260)**	(545)	**–**	–
Net cash generated from operating activities	**1 253 396**	**926 015**	**674 802**	**589 643**
Cash flows from investing activities				
Property and equipment disposed	**67**	–	**–**	–
Property and equipment acquired	**(1 577)**	(3 993)	**–**	–
Investment properties developed	**(588 124)**	(432 522)	**–**	–
Proceeds of joint ventures and associates disposed	**–**	126	**–**	126
Loans advanced to group companies	**–**	–	**(942 601)**	(3 856 893)
Loans repaid by group companies	**–**	–	**1 698 051**	3 194 886
Additional shares acquired in subsidiary	**–**	–	**–**	(37 772)
Loans advanced to joint ventures and associates	**–**	(8 021)	**–**	–
Other financial assets advanced	**(19 198)**	(24 303)	**(60)**	–
Other financial assets repaid	**21 370**	57 417	**–**	39
Additions to deferred initial lease expenditure	**(4 060)**	(2 899)	**–**	–
Net cash utilised in investing activities	**(591 522)**	**(414 195)**	**755 391**	**(699 614)**

Statements of cash flows continued

Figures in R'000s	GROUP		COMPANY	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
Cash flows from financing activities				
Dividends paid	**(787 106)**	(706 810)	**(679 040)**	(619 345)
Disposal of treasury shares	**11 341**	8 439	**11 341**	8 439
Acquisition of treasury shares	**(36 775)**	(25 899)	**(36 775)**	(25 899)
Repayment of lease liability - capital	**(39 541)**	(38 711)	**–**	–
Long-term borrowings raised	**1 842 693**	2 006 884	**–**	760 000
Long-term borrowings repaid	**(1 607 851)**	(1 318 744)	**(761 176)**	–
Loans from joint ventures and associates repaid	**–**	(4 639)	**–**	–
Net cash (utilised in) / generated from financing activities	**(617 239)**	**(79 480)**	**(1 465 651)**	**123 195**
Total cash movement for the year	**44 635**	432 339	**(35 458)**	13 224
Cash at the beginning of the year	**1 044 212**	611 673	**37 953**	24 729
Forex effect on cash and cash equivalents	**(474)**	200	**–**	–
Cash and cash equivalents at the end of the year	**1 088 373**	**1 044 212**	**2 495**	**37 953**

Statements of changes in *equity*

GROUP

Figures in R'000s	Equity attributable to owners of the holding company						Total equity attributable to owners of the holding company	Equity loan from outside shareholder	Non-controlling interest	Total equity
	Stated capital	FVOCI reserve	Distributable reserves	Share-based payment reserve	Foreign currency translation reserve	Transaction reserve				
Balance at 30 June 2024	**6 449 043**	**314 323**	**5 790 032**	**93 564**	**63 949**	**(164 764)**	**12 546 147**	**1 255 150**	**1 848 031**	**15 649 328**
Total comprehensive (loss)/profit	**–**	**(147 229)**	**1 501 377**	**–**	**(56 044)**	**–**	**1 298 104**	**–**	**352 421**	**1 650 525**
Profit for the year	–	–	1 501 377	–	–	–	1 501 377	–	352 421	1 853 798
Other comprehensive loss	–	(147 229)	–	–	(56 044)	–	(203 273)	–	–	(203 273)
Dividends	–	–	(580 810)	–	–	–	(580 810)	–	(126 000)	(706 810)
Transfer between reserves on expiry	–	–	(28 936)	(15 944)	–	–	(44 880)	–	–	(44 880)
Guarantee liability	–	–	1 789	–	–	–	1 789	–	(1 789)	–
Recognition of share-based payment reserve	–	–	–	36 615	–	–	36 615	–	–	36 615
Balance at 30 June 2025	**6 449 043**	**167 094**	**6 683 452**	**114 235**	**7 905**	**(164 764)**	**13 256 965**	**1 255 150**	**2 072 663**	**16 584 778**
Total comprehensive (loss)/profit	**–**	**(7 224)**	**1 443 696**	**–**	**(10 920)**	**–**	**1 425 552**	**–**	**348 485**	**1 774 037**
Profit for the year	–	–	1 443 696	–	–	–	1 443 696	–	348 485	1 792 181
Other comprehensive loss	–	(7 224)	–	–	(10 920)	–	(18 144)	–	–	(18 144)
Dividends	–	–	(636 791)	–	–	–	(636 791)	–	(150 315)	(787 106)
Transfer between reserves on expiry	–	–	(40 438)	(23 578)	–	–	(64 016)	–	–	(64 016)
Recognition of share-based payment reserve	–	–	–	42 675	–	–	42 675	–	–	42 675
Balance at 30 June 2026	**6 449 043**	**159 870**	**7 449 919**	**133 332**	**(3 015)**	**(164 764)**	**14 024 385**	**1 255 150**	**2 270 833**	**17 550 368**

Dividend per share in cents	30 June 2026	30 June 2025
Final - Prior year	**43.0**	39.0
Interim - Current year	**48.0**	44.0

Statements of changes in equity continued

Figures in R'000s	COMPANY Stated capital	FVOCI reserve	Distributable reserves	Share-based payment reserve	Total equity
Balance at 30 June 2024	**6 822 129**	**1 444 604**	**4 661 379**	**93 564**	**13 021 676**
Total comprehensive profit	–	383 131	1 041 736	–	1 424 867
Profit for the year	–	–	1 041 736	–	1 041 736
Other comprehensive income	–	383 131	–	–	383 131
Recognition of share-based payment reserve	–	–	–	36 615	36 615
Dividends	–	–	(619 345)	–	(619 345)
Transfer between reserves on expiry	–	–	(28 936)	(15 944)	(44 880)
Balance at 30 June 2025	**6 822 129**	**1 827 735**	**5 054 834**	**114 235**	**13 818 933**
Total comprehensive profit	**–**	**579 075**	**1 043 169**	**–**	**1 622 244**
Profit for the year	**–**	**–**	**1 043 169**	**–**	**1 043 169**
Other comprehensive income	**–**	**579 075**	**–**	**–**	**579 075**
Recognition of share-based payment reserve	**–**	**–**	**–**	**42 675**	**42 675**
Dividends	**–**	**–**	**(679 040)**	**–**	**(679 040)**
Transfer between reserves on expiry	**–**	**–**	**(40 438)**	**(23 578)**	**(64 016)**
Balance at 30 June 2026	**6 822 129**	**2 406 810**	**5 378 525**	**133 332**	**14 740 796**

Company *information*

Attacq Limited

(Attacq or "the company" or "the group")
(Incorporated in the Republic of South Africa)
(Registration number 1997/000543/06)
JSE share code: ATT
A2X share code: ATTJ
Attacq Treasury Limited, JSE alpha code: ACQI
ISIN: ZAE000177218 (Approved as a REIT by the JSE)

Independent non-executive directors

IN Mkhari (chairperson, appointed 14 November 2025)
HR El Haimer (lead independent director)
FFT De Buck
K Joubert
TP Leeuw
GT Rohde
L Sebesho (appointed 1 January 2026)
AE Swiegers
JHP van der Merwe

Executive directors

JR van Niekerk (CEO)
P de Villiers (CFO, appointed 1 February 2026)

Company secretary

S Scheepers (appointed 1 February 2026)

Registered office

Nexus 1, Ground floor 44 Magwa Crescent Waterfall City, 2090

Postal address

PostNet Suite 016
Private Bag X81
Halfway House
1685

Transfer secretaries

Computershare Investor Services Proprietary Limited
Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196
(Private Bag X9000, Saxonwold, 2132)

Equity sponsor

Java Capital
6th Floor, 1 Park Lane
Wierda Valley
Sandton, 2196
(PO Box 522606, Saxonwold, 2132)

Debt sponsor to Attacq Treasury Limited

Nedbank Corporate and Investment Banking,
a division of Nedbank Limited
135 Rivonia Road
Sandown, Sandton, 2196
(PO Box 1144, Johannesburg, 2000)



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