



10 Years of growing Spear REIT Limited
Credible, Predictable, Consistent.

Unaudited Consolidated Interim Results
 for the six months ended 31 August 2026



SPEAR
 REIT LIMITED

The Western Cape REIT



Salient Details

47.29 cps

HY2027 DIPS

44.92 cps

HY2027 DPS

8.02%

HY2027 DIPS & DPS GROWTH

95%

HY2027 PAY-OUT RATIO

99.23%

HY2027 COLLECTIONS

96.60%

OCCUPANCY

21.91%

LTV

6.31 TIMES

ICR

R13.33

TNAV

Nature of Business

Spear REIT Limited ("Spear" or "the group" or "the company") listed as a Real Estate Investment Trust ("REIT") on the main board of the Johannesburg Stock Exchange ("JSE") and is the only regionally-focused REIT listed on the JSE that invests in high-quality, income-generating assets in the Western Cape. Spear obtains its diversification through asset type rather than geographical investment.

The company conducts its business directly and through a number of subsidiaries, collectively referred to as "the group".

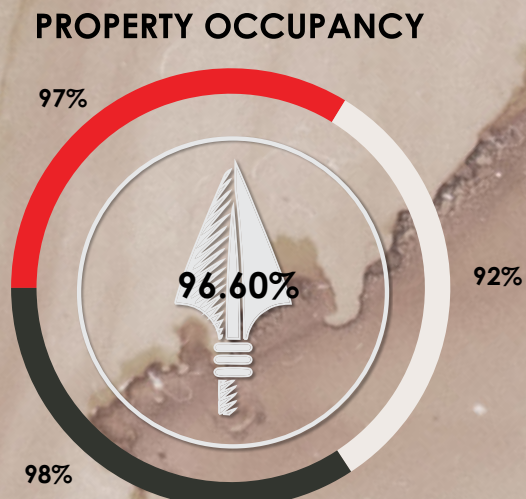
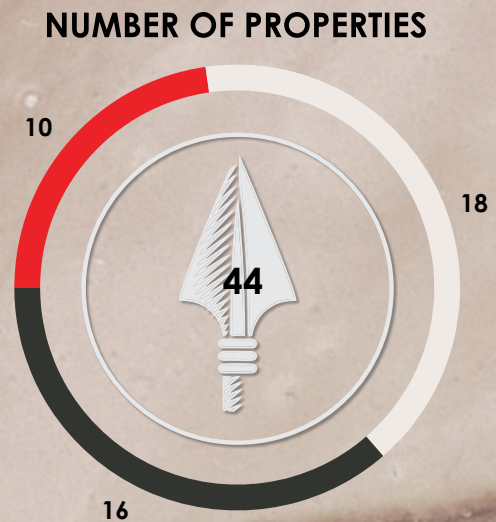
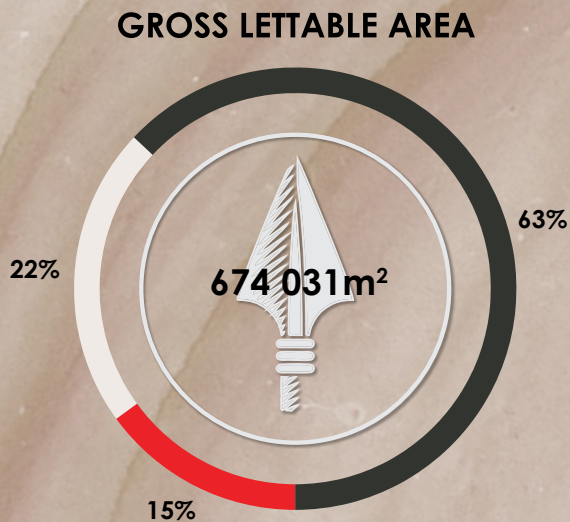
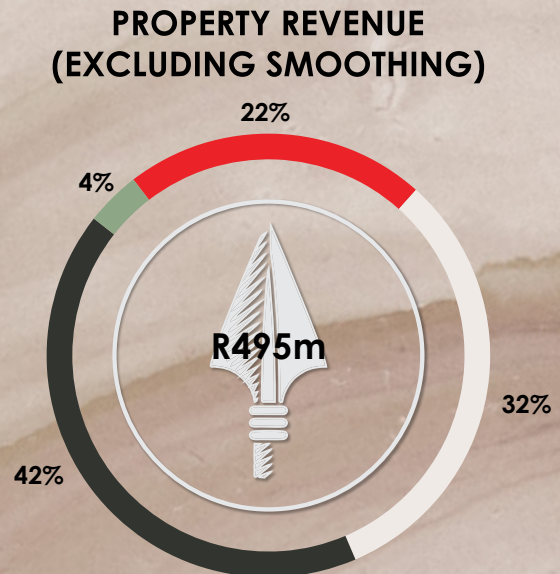
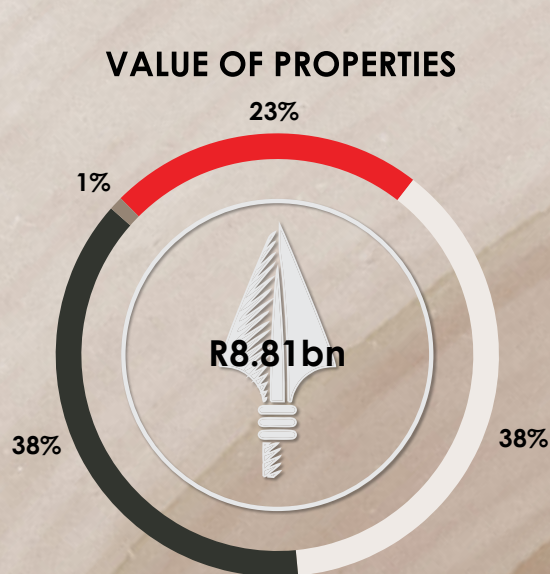
The group's property and asset management functions are internally and directly managed by the Spear executive management team.

Abbreviations

CSP	Conditional Share Plan
DIPS	distributable income per share
DPS	distribution per share
FFO	funds from operations
GLA	gross lettable area
GMR	gross monthly rental
ICR	interest cover ratio
LTV	loan-to-value
NAV	net asset value
NOI	net operating income
TNAV	tangible net asset value
WALE	weighted average lease escalation
WAULT	weighted average unexpired lease term

Spear REIT at a Glance

Sectoral Split by Value, Revenue & GLA

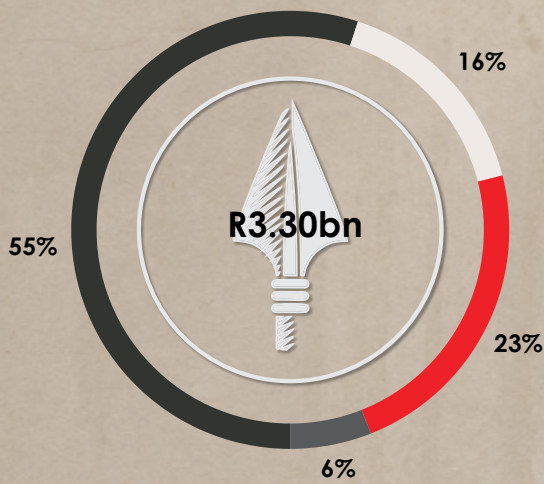


Spear Segmental Analysis

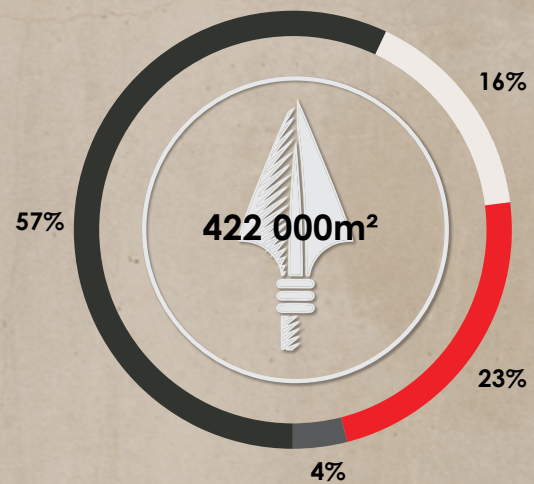
Sectoral Split by Sector

Industrial

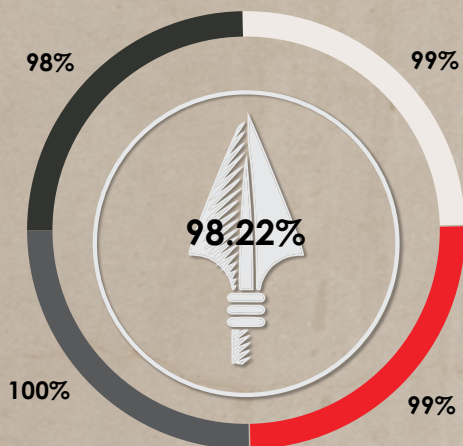
PROPERTY VALUE



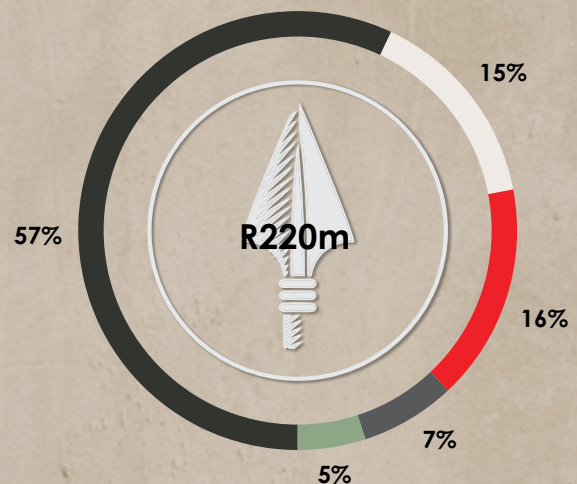
GROSS LETTABLE AREA



PROPERTY OCCUPANCY



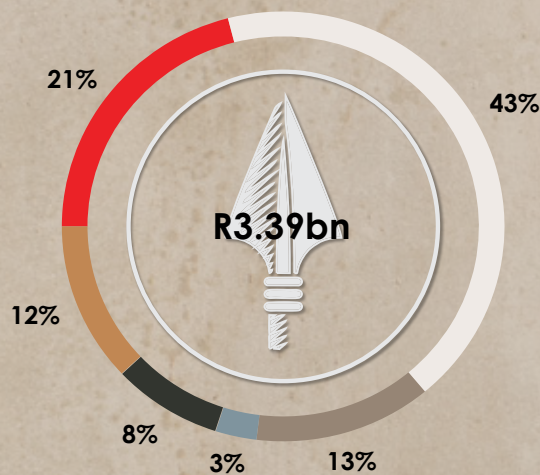
PROPERTY REVENUE



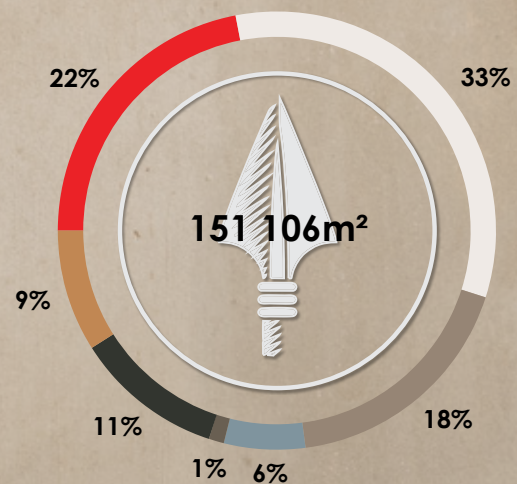
Sectoral Split by Sector

Commercial

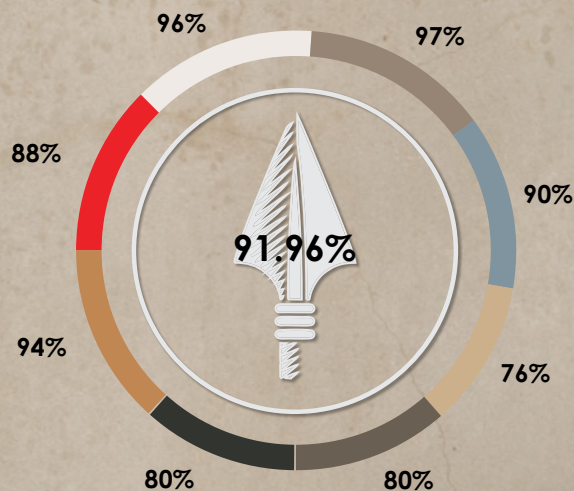
PROPERTY VALUE



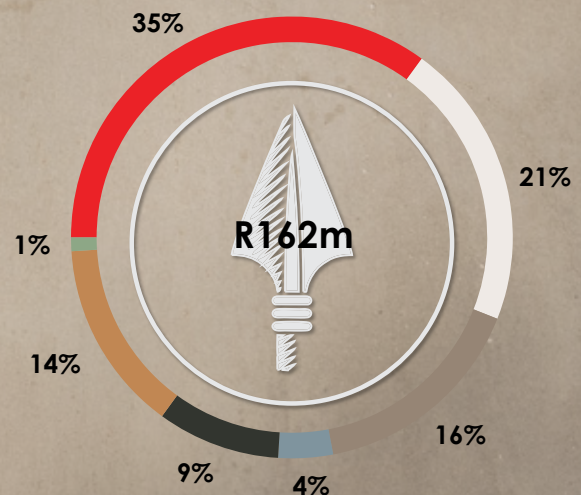
GROSS LETTABLE AREA



PROPERTY OCCUPANCY



PROPERTY REVENUE



CBD



Paarden Eiland



Century City



Brooklyn



Tyger Valley



Epping



Woodstock



Newlands

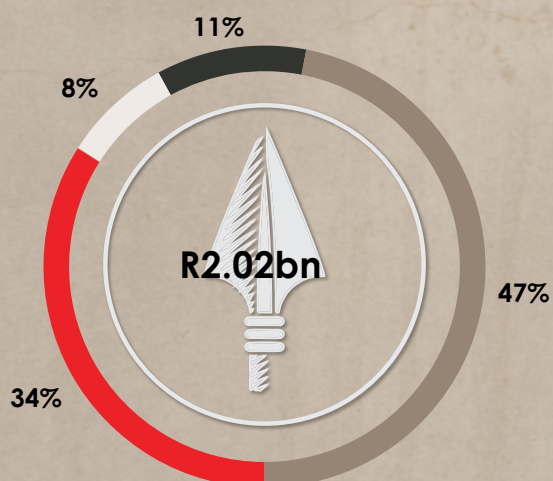


Renewable Energy

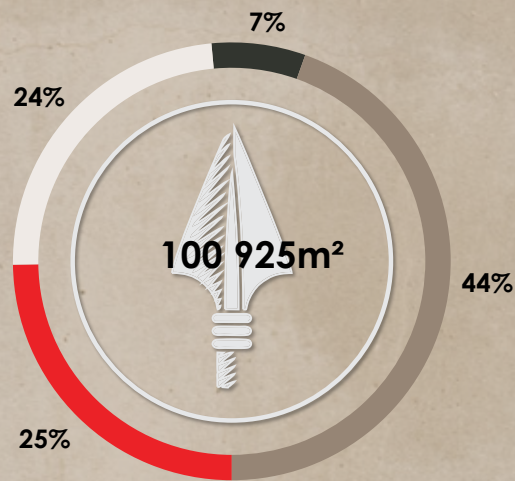
Sectoral Split by Sector

Retail

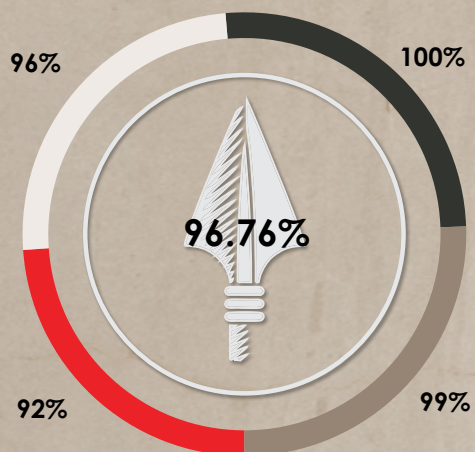
PROPERTY VALUE



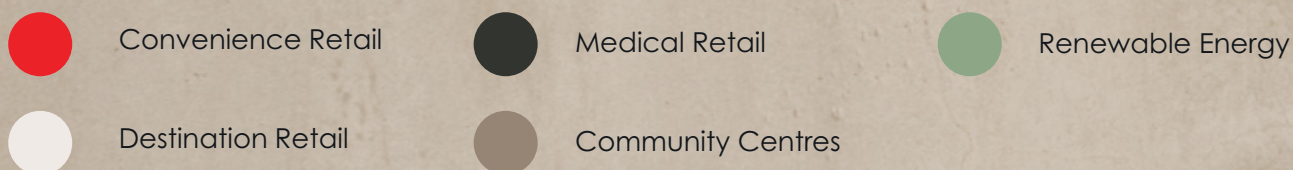
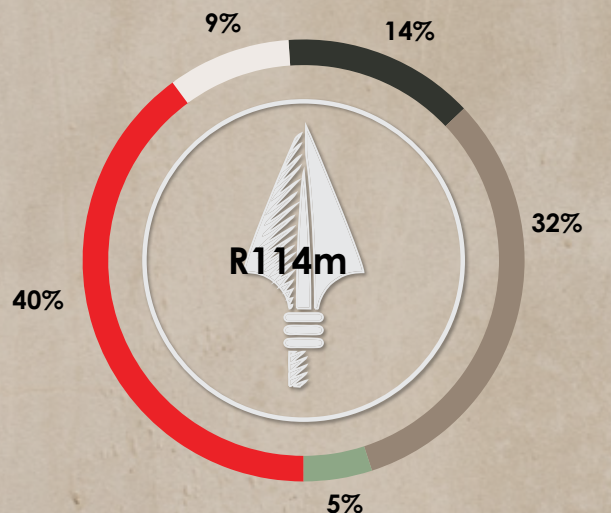
GROSS LETTABLE AREA



PROPERTY OCCUPANCY



PROPERTY REVENUE



- Rent turnover ratio: 9.89%
- Trading density for retail properties: R2 942/m²
- Effort ratio (full cost of occupancy/turnover): 12.15%

*Trading ratios refer to the last 12 trading months

CONDENSED CONSOLIDATED STATEMENT OF Financial *Position*

Spear REIT Limited and its subsidiaries for the six months ended 31 August 2026

	Group		
	Unaudited Six months ended August 2026 R'000	Unaudited Six months ended August 2025 R'000	Audited Year ended February 2026 R'000
ASSETS			
Investment property (Including straight-line accrual)	8 813 019	5 598 299	7 071 199
Property, plant and equipment	13 243	535	1 950
Deferred taxation	562	436	562
Non-current assets	8 826 824	5 599 270	7 073 711
Investment properties held for sale	–	103 038	105 640
Trade and other receivables	16 066	18 131	10 804
Cash and cash equivalents	637 232	800 880	392 720
Taxation receivable	–	64	131
Other financial asset	689	1 802	1 066
Current assets	653 987	923 915	510 361
TOTAL ASSETS	9 480 810	6 523 185	7 584 072
EQUITY AND LIABILITIES			
Shareholders' interest			
Share capital	5 012 756	3 688 596	3 896 088
Share-based payment reserve	23 775	18 162	25 429
Accumulated income	1 690 228	1 081 616	1 454 967
Total attributable to owners	6 726 759	4 788 374	5 376 484
Non-controlling interest	13 112	13 112	13 112
TOTAL EQUITY	6 739 871	4 801 486	5 389 596
Liabilities			
Financial liabilities	2 478 225	1 337 151	1 938 202
Non-current liabilities	2 478 225	1 337 151	1 938 202
Financial liabilities	92 945	253 508	101 852
Lease liability	–	15 069	–
Trade and other payables	169 769	115 971	154 422
Current liabilities	262 714	384 548	256 274
TOTAL LIABILITIES	2 740 939	1 721 699	2 194 476
TOTAL EQUITY AND LIABILITIES	9 480 810	6 523 185	7 584 072
Number of ordinary shares in issue	517 589 651	414 886 976	430 572 543
Treasury shares	(12 898 464)	(19 128 431)	(14 175 431)
Net ordinary shares in issue	504 691 187	395 758 545	416 397 112
Gearing ratio	(%) 21.91	13.85	22.94
Net asset value per share*	(Rands) 13.33	12.10	12.91
Tangible net asset value per share	(Rands) 13.33	12.10	12.91

* This calculation is IFRS compliant and disclosed. Please refer to Appendix 1 for SA REIT calculations and metrics.

CONDENSED CONSOLIDATED STATEMENT OF Comprehensive *Income*

Spear REIT Limited and its subsidiaries for the six months ended 31 August 2026

	Group		
	Unaudited Six months ended August 2026 R'000	Unaudited Six months ended August 2025 R'000	Audited Year ended February 2026 R'000
Contractual rental income	351 580	280 986	606 350
Tenant recoveries	142 605	104 683	232 507
Straight-line rental income accrual	13 852	9 496	13 025
Property revenue	508 036	395 164	851 882
Other income	672	513	1 315
Total revenue	508 708	395 678	853 196
Property operating and management expenses	(180 907)	(143 321)	(307 414)
Net property-related income	327 801	252 357	545 782
Administrative expenses	(35 338)	(24 856)	(57 205)
Net property operating profit	292 463	227 500	488 577
Fair value adjustment – Investment properties	248 860	107 562	460 609
Depreciation and amortisation	(11 029)	(8 259)	(16 791)
Listing cost	–	–	(387)
Share-based payment expense	(27 446)	(11 446)	(18 713)
Profit from operations	502 848	315 358	913 295
Net interest	(44 160)	(53 825)	(109 544)
– Finance costs	(83 449)	(70 152)	(150 289)
– Finance income	39 289	16 327	40 745
Profit before taxation	458 688	261 533	803 751
Taxation	(2 724)	(1 801)	(4 004)
Profit for the period	455 964	259 732	799 747
Other comprehensive income	–	–	–
Total comprehensive income for the period	455 964	259 732	799 747
Attributable to:			
Equity owners of the parent	455 964	259 732	799 747
Non-controlling interest	–	–	–
Total comprehensive income for the period	455 964	259 732	799 747
Basic earnings per share (cents)	96.30	73.96	183.41
Diluted earnings per share (cents)	94.69	72.33	179.36
Distribution per share* (cents)	44.92	41.59	86.16
Interest cover ratio (times)	6.31	4.05	4.34

* Refer to Appendix 1.

CONDENSED CONSOLIDATED STATEMENT OF Changes in *Equity*

Spear REIT Limited and its subsidiaries for the six months ended 31 August 2026

	Group					
	Share capital R'000	Accumulated profit R'000	Equity reserve R'000	Total attributable to parent R'000	Non-controlling interest R'000	Total equity R'000
Balance as at 28 February 2025	2 935 811	955 549	17 210	3 908 570	13 112	3 921 683
<i>Changes in equity:</i>						
Profit for the period	–	259 732	–	259 732	–	259 732
Proceeds/(cost) to issue shares	753 546	–	–	753 546	–	753 546
Acquisition of treasury shares	(761)	–	–	(761)	–	(761)
Distributions to shareholders	–	(133 665)	–	(133 665)	–	(133 665)
Share-based payment expense	–	–	11 446	11 446	–	11 446
Vesting conditional share plan	–	–	(10 494)	(10 494)	–	(10 494)
Balance as at 31 August 2025	3 688 596	1 081 616	18 161	4 788 374	13 112	4 801 486
<i>Changes in equity:</i>						
Profit for the period	–	540 015	–	540 015	–	540 015
Proceeds/(cost) to issue shares	146 397	–	–	146 397	–	146 397
Acquisition of treasury shares	(541)	–	–	(541)	–	(541)
Disposal of treasury shares	56 056	–	–	56 056	–	56 056
Distributions to shareholders	–	(166 664)	–	(166 664)	–	(166 664)
Share-based payment expense	–	–	7 268	7 268	–	7 268
Vesting conditional share plan	5 580	–	–	5 580	–	5 580
Balance as at 28 February 2026	3 896 088	1 454 967	25 429	5 376 484	13 112	5 389 596
<i>Changes in equity:</i>						
Profit for the period	–	455 964	–	455 964	–	455 964
Proceeds/(cost) to issue shares	1 101 184	–	–	1 101 184	–	1 101 184
Acquisition of treasury shares	(378)	–	–	(378)	–	(378)
Distributions to shareholders	–	(220 702)	–	(220 702)	–	(220 702)
Share-based payment expense	–	–	27 446	27 446	–	27 446
Vesting conditional share plan	15 862	–	(29 101)	(13 239)	–	(13 239)
Balance as at 31 August 2026	5 012 756	1 690 228	23 774	6 726 759	13 112	6 739 871

CONDENSED CONSOLIDATED STATEMENT OF Cash *Flows*

Spear REIT Limited and its subsidiaries for the six months ended 31 August 2026

	Group		
	Unaudited Six months ended August 2026 R'000	Unaudited Six months ended August 2025 R'000	Audited Year ended February 2026 R'000
Cash generated from operations			
Profit before tax	458 688	261 533	803 751
<i>Adjustments for:</i>			
Straight-line rental income accrual	(13 852)	(9 496)	(13 025)
Depreciation	11 029	8 259	16 791
Fair value adjustments	(248 860)	(107 562)	(460 609)
Finance income	(39 289)	(16 327)	(40 745)
Finance cost	83 449	70 152	150 289
Share-based payment expense	27 446	11 446	18 713
Taxation accrual	–	668	–
<i>Changes in working capital</i>			
Trade and other receivables	(5 262)	(1 373)	5 954
Trade and other payables	15 185	(9 924)	28 230
Cash generated from operating activities	288 535	207 376	509 349
Finance costs	(83 288)	(70 299)	(149 950)
Finance income	39 289	16 327	40 250
Distribution paid	(220 702)	(133 707)	(300 372)
Taxation paid	(2 593)	(1 801)	(3 529)
Net cash generated from operating activities	21 240	17 895	95 750
Cash flows from investing activities			
Acquisition of investment property	(1 422 000)	(1 576)	(922 932)
Cost incurred on developments	(32 567)	(22 673)	(41 430)
Cost capitalised to investment property	(18 483)	(35 895)	(49 423)
Proceeds on sale of investment property	90 861	–	3 721
Acquisition of property, plant and equipment	(11 874)	(328)	(1 930)
Acquisition of solar asset	(1 727)	–	(25 201)
Settlement of financial asset	–	–	16 482
Net cash used in investing activities	(1 395 790)	(60 473)	(1 020 712)
Cash flow from financing activities			
Proceeds to issue shares	1 101 561	748 209	747 290
Proceeds from financial liabilities	3 159 902	275 351	1 753 915
Repayment of financial liabilities	(2 628 786)	(245 526)	(1 290 872)
Repayment of solar lease liability	–	(1 279)	(16 348)
Purchase of treasury shares	(378)	(2 719)	(1 302)
Proceeds from sale of treasury shares	–	–	56 056
Cost of CSP shares issued	(13 238)	(4 436)	(4 913)
Net cash generated from financing activities	1 619 061	769 599	1 243 827
Total cash movement for the period	244 510	727 021	318 863
Cash at the beginning of the period	392 720	73 860	73 860
Cash at the end of the period	637 231	800 881	392 722

Operating Segment *Information*

Spear REIT Limited and its subsidiaries for the six months ended 31 August 2026

	Industrial R'000	Commercial R'000	Retail R'000	Non-property R'000	Development R'000	Total R'000
Segment revenue	219 589	161 639	113 562	48	18	494 856
Contractual rental income	138 415	129 490	81 875	–	–	349 780
Operating expenditure recoveries	4 615	2 949	1 164	–	–	8 728
Solar roof rental	533	115	151	–	–	799
Solar utility recoveries	11 289	1 870	5 489	–	–	18 647
Municipal electricity recovery	49 984	14 891	15 089	13	17	79 994
Municipal consumption recoveries	6 871	2 951	3 817	–	1	13 641
Property taxes recovery	7 806	8 917	5 872	–	–	22 596
Other income	76	456	105	35	–	672
Straight-lining of leases	11 413	1 549	891	–	–	13 852
Property operating and management expenses	(82 664)	(55 960)	(42 684)	804	(404)	(180 907)
Property operational costs	(8 480)	(16 287)	(11 002)	(1 051)	(213)	(37 032)
Property taxes	(11 361)	(14 922)	(9 124)	–	(163)	(35 571)
Solar electricity expense	(2 137)	(478)	(550)	–	–	(3 166)
Municipal electricity	(48 142)	(13 670)	(14 318)	–	(18)	(76 148)
Municipal consumption charges	(5 034)	(2 716)	(3 625)	–	(9)	(11 385)
Repairs and maintenance	(7 510)	(7 886)	(4 064)	1 855	–	(17 605)
Administrative expenses	(627)	(35)	(23)	(34 641)	(13)	(35 338)
Employee benefits	–	–	–	(27 570)	–	(27 570)
Other head office costs	(627)	(35)	(23)	(7 071)	(13)	(7 768)
Net property operating profit	147 711	107 193	71 746	(33 789)	(399)	292 463
Fair value adjustments	125 592	52 226	71 043	–	–	248 860
Depreciation	(2 773)	(6 642)	(1 096)	(519)	–	(11 029)
Share-based payment expense	–	–	–	(27 446)	–	(27 446)
Profit from operations	270 530	152 777	141 693	(61 753)	(399)	502 848
Finance income	241	113	331	38 583	21	39 289
Finance costs	(26 375)	(15 161)	(13 268)	(28 615)	(29)	(83 449)
Profit before tax	244 396	137 730	128 755	(51 786)	(407)	458 688
Investment property	3 217 129	3 356 523	1 996 082	–	17 115	8 586 849
Investment property held for sale	–	–	–	–	–	–
Investment property under development and land	22 622	–	–	–	86 956	109 578
Straight-lining of lease asset	62 707	30 731	23 155	–	–	116 593
Total assets	3 329 415	3 548 615	2 176 574	335 507	90 700	9 480 811
Total liabilities	(735 192)	(934 530)	(595 955)	(438 812)	(36 449)	(2 740 939)

APPENDIX 1:

SA REIT *Disclosure*

SA REIT Funds from Operations (SA REIT FFO) per share

	August 2026 R'000	August 2025 R'000
Profit or loss per IFRS statement of comprehensive income attributable to the parent	455 964	259 732
<i>Adjusted for:</i>		
Accounting/specific adjustments:	(262 131)	(117 058)
– Fair value adjustments to: Investment property	(248 860)	(107 562)
– Depreciation of property, plant and equipment and amortisation of intangible assets	581	–
– Straight-lining operating lease adjustment	(13 852)	(9 496)
Other adjustments:	14 642	17 326
Antecedent earnings adjustment*	14 642	17 326
SA REIT FFO	208 475	160 000
Company-specific adjustments	30 170	13 247
– IFRS 2 expense – CSP awards with future vesting and issue date	27 446	11 446
– Provisional tax paid on retained income for period pre distribution	2 724	1 801
Total distributable Company FFO	238 645	173 247
Number of shares outstanding at end of interim period (net of treasury)	504 691 187	395 758 545
Interim distributable income pool	(R'000) 238 645	173 247
Interim distributable income per share (DIPS)	(cents) 47.29	43.78
Interim DIPS growth	(%) 8.02	
Interim distributable company FFO	(R'000) 226 713	164 585
Interim period pay-out ratio	(%) 95	95
Interim company dividend per share (DPS)	(cents) 44.92	41.59
Interim DPS growth	(%) 8.02	
Taxable retained earnings	(R'000) 11 932	8 662
Taxation payable	(R'000) (2 724)	(1 801)
Net retained income	(R'000) 9 208	6 861

*Antecedent dividend relates to 78 million shares issued on 30 April 2026.

Dividend declared and dividend per share

	Cents per share	R'000
Total distributions for the period – 2027		
Interim distribution declared on 22 October 2026 (Distribution number 20)	44.92	226 713
Final distribution declared TBC (Distribution number 21)	–	–
Total distributions for the period ended 28 February 2027	44.92	226 713
Total distributions for the period – 2026		
Interim distribution declared on 20 October 2025 (Distribution number 18)	41.59	164 584
Final distribution declared on 18 May 2026 (Distribution number 19)	44.57	185 605
Total distributions for the period ended 28 February 2026	86.16	350 189

SA REIT net asset value (SA REIT NAV)

		August 2026	February 2026
Reported NAV attributable to the parent	(R'000)	6 726 759	5 376 484
<i>Adjustments:</i>			
Deferred tax		(562)	(562)
SA REIT NAV	(A)	6 726 197	5 375 922
Shares outstanding			
Number of shares in issue at period end (net of treasury shares)		504 691 187	416 397 112
Effect of dilutive instruments (options, convertibles and equity interests)			
Dilutive number of shares in issue	(B)	504 691 187	416 397 112
SA REIT NAV per share (Rands)	(A/B)	13.33	12.91

SA REIT total cost-to-income ratio

		August 2026 R'000 Gross	February 2026 R'000 Gross
Expenses			
Operating expenses per IFRS income statement (includes municipal expenses)		180 907	307 414
Administrative expenses per IFRS income statement		35 338	57 205
Depreciation		11 029	16 791
<i>Exclude:</i>			
Depreciation expense in relation to property, plant and equipment of an administrative nature		(581)	(313)
Operating costs	(A)	226 693	381 097
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)		351 580	606 350
Utility and operating recoveries per IFRS income statement		142 605	232 507
Other income		672	1 315
Gross rental income	(B)	494 856	840 171
SA REIT cost-to-income ratio (%)	(A/B)	45.81	45.36

SA REIT property cost-to-income ratio

		August 2026 R'000 Gross	February 2026 R'000 Gross
Expenses			
Operating expenses per IFRS income statement (includes municipal expenses)		180 907	307 414
Depreciation		11 029	16 791
<i>Exclude:</i>			
Depreciation expense in relation to property, plant and equipment of an administrative nature		(581)	(313)
Operating costs	(A)	191 355	323 892
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)		351 580	606 350
Utility and operating recoveries per IFRS income statement		142 605	232 507
Other income		672	1 315
Gross rental income	(B)	494 856	840 171
SA REIT cost-to-income ratio (%)	(A/B)	38.67	38.55

Appendix I continued

SA REIT administrative cost-to-income ratio

		August 2026 R'000 Gross	February 2026 R'000 Gross
Expenses			
Administrative expenses as per IFRS income statement		35 338	57 205
<i>Other identified administrative expenses, with clear explanations of these items</i>			
Depreciation on property, plant and equipment		581	313
Administrative costs	(A)	35 919	57 518
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)		351 580	606 350
Utility and operating recoveries per IFRS income statement		142 605	232 507
Gross rental income	(B)	494 184	838 857
SA REIT administrative cost-to-income ratio (%)	(A/B)	7.27	6.86

SA REIT GLA vacancy rate

		August 2026 m²	February 2026 m²
GLA of vacant space	(A)	22 929	17 120
GLA of total property portfolio	(B)	674 031	630 061
SA REIT GLA vacancy rate (%)	(A/B)	3.40	2.72

Cost of debt

		August 2026 %	February 2026 %
<i>Variable interest-rate borrowings</i>			
Zaronia reference rate plus average margin		8.34	7.99
3-month JIBAR – Floating reference rate plus weighted average margin		8.57	8.20
<i>Fixed interest-rate borrowings</i>			
Weighted average fixed rate		8.77	8.75
Pre-adjusted weighted average cost of debt		8.54	8.59
<i>Adjustments:</i>			
Impact of interest rate derivatives		–	–
Amortised transaction costs imputed into the effective interest rate		–	–
All-in weighted average cost of debt		8.54	8.59

SA REIT loan-to-value (SA REIT LTV)

		August 2026 R'000	February 2026 R'000
Gross debt		2 571 170	2 040 054
Less:			
Cash and cash equivalents		(637 232)	(392 720)
Add/Less:			
Derivative financial instruments		–	–
Net debt	(A)	1 933 938	1 647 334
Total assets – per statement of financial position		9 480 811	7 584 072
Less:			
Cash and cash equivalents		(637 232)	(392 720)
Derivative financial assets		–	–
Deferred taxation		(562)	(562)
Trade and other receivables		(16 066)	(10 804)
Carrying amount of property-related assets	(B)	8 826 951	7 179 986
SA REIT LTV (%)	(A/B)	21.91	22.94

SA REIT interest cover ratio (SA REIT ICR)

		August 2026 R'000	February 2026 R'000
Contractual rental income (excluding the straight-line lease accrual) <i>plus</i>		494 184	838 857
Other income <i>plus</i>		672	1 315
Movement in expected credit losses on trade receivables <i>less</i>		–	1 998
Operating costs <i>less</i>		(180 907)	(309 412)
Administration costs		(35 338)	(57 205)
ICR EBITDA	A	278 612	475 552
Interest expense <i>less</i>		83 449	150 289
Interest income		(39 289)	(40 745)
Net interest	B	44 160	109 544
SA REIT interest cover ratio (times)	A/B	6.31	4.34

Appendix I continued

Renewal reversion rate

		Industrial	Commercial	Retail	Total
Renewal rate/m ²	(A)	67.77	146.16	178.37	90.70
Expired rate/m ²	(B)	63.95	137.17	173.01	85.71
	(A/B) (%)	5.97	6.55	3.10	5.82

Renewal success rate

		Industrial	Commercial	Retail	Total
GLA of renewed leases during period (m ²)	(A)	46 984	11 860	4 344	63 188
GLA of expired leases during period (m ²)	(C)	71 941	22 914	7 447	102 302
Renewal success rate – Excluding monthly leases (%)	(A/C)	65	52	58	62

Tenant retention rate calculated by GLA and by gross monthly rental (GMR)

		Industrial %	Commercial %	Retail %	Total %
Retention rate by GLA		93.36	92.64	94.04	93.26
Retention rate by GMR		94.43	93.29	97.00	94.30

Weighted average lease escalation (WALE): Weighted by GMR

		Industrial %	Commercial %	Retail %	Total %
WALE weighted by GMR		6.82	7.07	6.76	6.90

Weighted average unexpired lease term (WAULT): Weighted by GMR

		Industrial	Commercial	Retail	Total
WAULT weighted by GMR	(months)	34.42	23.42	24.52	27.38

Like-for-like revenue growth

		Industrial %	Commercial %	Retail %	Total %
Like-for-like revenue growth		37.42	3.50	62.68	28.74
Like-for-like revenue growth – full period only		7.49	3.50	7.46	5.92

Like-for-like NOI growth

		Industrial %	Commercial %	Retail %	Total %
Like-for-like NOI growth		41.24	3.21	60.96	30.11
Like-for-like NOI growth – full period only		5.61	3.21	7.16	2.73

Retail specific information

		August 2026	February 2026
Rent turnover ratio	(%)	9.89	9.28
Trading density for retail properties	(R/m ²)	2 942	2 942
Effort ratio (full cost of occupancy/turnover)	(%)	12.15	10.35

SELECTED EXPLANATORY

Notes to the *Results*

1. Earnings per share

This note provides the obligatory information in terms of IAS 33 Earnings Per Share and SAICA Circular 1/2023 for the group and should be read in conjunction with Appendix 1 – SA REIT Disclosures, where earnings are reconciled to company funds from operations ("CFFO"). CFFO determines the distribution declared to shareholders, which is a meaningful metric for a stakeholder in a REIT.

1.1 Basic earnings per share

		Group		
		Unaudited Six months ended August 2026 R'000	Unaudited Six months ended August 2025 R'000	Audited Year ended February 2026 R'000
Shares in issue				
Number of shares in issue at the end of the period net of treasury shares	Number of shares	504 691 187	395 758 545	416 397 112
Weighted average shares in issue net of treasury shares	Number of shares	473 469 574	351 180 708	379 129 965
Add: weighted potential dilutory impact of CSP	Number of shares	8 051 281	7 908 147	8 790 605
Diluted weighted average number of shares in issues	Number of shares	481 520 855	359 088 855	387 920 570
Basic earnings per share				
Earnings (profit attributable to owners of the parent)	(R'000)	455 964	259 732	799 747
Basic earnings per share	(cents)	96.30	73.96	183.41
Diluted earnings per share	(cents)	94.69	72.33	179.36

1.2 Headline earnings per share

		Group		
		Unaudited Six months ended August 2026 R'000	Unaudited Six months ended August 2025 R'000	Audited Year ended February 2026 R'000
Reconciliation between basic earnings and headline earnings:				
Earnings (profit attributable to owners of the parent)	(R'000)	455 964	259 732	799 747
Adjusted for:				
Fair value adjustments – Investment properties: Gross		(248 860)	(107 562)	(460 609)
Headline earnings	(R'000)	207 104	152 170	339 138
Headline earnings per share:				
Headline earnings per share	(cents)	43.74	43.33	89.45
Diluted headline earnings per share	(cents)	43.01	42.38	87.42

Selected explanatory Notes to the Results continued

Introduction

Spear's investment case has successfully been built around one province. Spear owns and operates a high-quality real estate portfolio only in the Western Cape, with the bulk of the portfolio concentrated in greater Cape Town. No other listed South African REIT follows the same regional specialist approach. That focus gives Spear a practical advantage: our teams understand the local market, tenant base, development pipeline and supply constraints in detail. The Western Cape also offers a supportive operating backdrop through reliable infrastructure, a resilient economy and continued private investment in the provincial economy. These conditions, combined with disciplined strategy execution, provide the foundation for long-term stakeholder returns.

Spear's income is generated from a well-diversified industrial, retail, office and mixed-use real estate portfolio. Each investment is assessed on the durability of its cash flow and its ability to strengthen the portfolio over time. Industrial real estate is the largest component and provides exposure to logistics, manufacturing and other activities that are expanding in the Western Cape. Convenience retail, well-located offices in primary nodes and mixed-use assets diversify the income base further within the portfolio. Spear's portfolio is fully internally managed, allowing the asset and property management teams to respond quickly to potential vacancies, lease renewals and tenant requirements while maintaining close control over costs and rental growth.

Spear's mission is to be the leading Western Cape REIT and to translate that position into reliable annual growth in distributions. Spear's strategy is implemented by a management team with extensive experience in the province and a record of completing accretive transactions and delivering on asset management improvements that unlock sustained shareholder value. Given Spear's regional focus our people and assets are located in the same market, and decisions are informed by current local conditions rather than distant assumptions. This proximity supports faster responses, clear accountability and active oversight of every portfolio asset.

Spear's regional focus enables management to maintain excellent proximity to the asset base and remain directly involved in the oversight and execution of the leasing strategy, tenant engagement, maintenance and capital projects across the portfolio. This involvement allows issues to be addressed early and opportunities to be assessed quickly, elevating its first-mover advantage status. Spear shareholders can judge the business against a clear mandate: invest in a market we know, manage properties actively within our region, and generate compounding value over time.

HY2027 required careful execution of the operational and financial strategy set out at the onset of the financial year.

Trading conditions remained demanding, even as enquiries and leasing activity began to improve. Management responded by concentrating on the matters within its control: robust collections, growing occupancy, optimising funding to compress cost of capital, and delivery of the acquisitive and organic growth ambitions for Spear. The reporting period was again a very active period for the Spear team delivering income and asset value growth, but not at any cost. Decisions were taken within the same financial and investment parameters that have guided Spear since listing which has given credence to Spear's credible, predictable, consistent mantra. Operational targets remained the immediate priority, while acquisitions and development work continued where the expected returns justified the commitment of capital.

New acquisitions worth R1.402 billion transferred to Spear during HY2027. The assets added 48 169m² of high-quality Western Cape real estate to the core portfolio on a blended yield of 8.99%, which was ahead of Spear's weighted average cost of capital. These new acquisitions strengthen the portfolio without changing its geographic mandate but bolstering the quality of its sub-sectoral diversification.

Portfolio occupancy closed the half year at 96.60%, supported by sustained marketing and leasing success. Collections remained robust, rental reversions produced increases above inflation and tenant retention continued to be executed successfully. Following the Santam Precinct, Tygervalley and Watergate Centre, Mitchells Plain transactions, Spear's loan-to-value ratio was 21.91% at HY2027. This level of gearing leaves sufficient capacity for the current development programme and future investments, subject to Spear's return requirements and funding strategies.

Financial results

Group revenue excluding smoothing increased by 28.14% from the prior corresponding period. The increase directly relates to the acquisition of three assets in Q4 FY2026. Net property operating profit increased by 27.8% from the prior corresponding period.

On a like-for-like basis revenue increase by 28.74% and net property operating profit increased by 30.11%.

When like-for-like is compared for assets held for the same number of months in each period being compared, the like-for-like revenue growth is 5.92% and NOI 2.73%. Like-for-like of a comparative number of months will exclude Maynard Mall, Consani Industrial Park and Berg River Business Park from both periods.

HY2027 property operating and management expenses increased 26.23% and administrative expenses increased by 42.17% compared to HY2026. The above increases also resulted from the new assets acquired in Q4 FY2026.

		Six months ended 31 August 2026	Six months ended 31 August 2025	Variance %
DIPS	(cents)	47.29	43.78	8.02
DPS	(cents)	44.92	41.59	8.02
Average pay-out ratio	(%)	95.00	95.00	

The board of directors is pleased to announce a final DPS of 44.92107 cents for the six months ended 31 August 2026.

		Six months ended 31 August 2026	Year ended 28 February 2026	Variance %
Net asset value per share	(Rands)	13.33	12.91	3.25
Tangible net asset value per share	(Rands)	13.33	12.91	3.25
Tangible net asset value per share net of distribution	(Rands)	12.88	12.46	3.37

Refer to the TNAV bridge on page 29 for a detailed breakdown of movement during the period.

The financial results achieved during HY2027 are testament to the execution of Spear's hands-on and active asset management approach to the portfolio. Spear's diversified portfolio located in highly desirable locations underpins the cash flows generated across portfolio assets. The core Spear portfolio is 100% fixed income with only its solar PV roof rental income being variable and classified as non-GLA-based revenue.

Rental reversions on lease renewals and relets have shown defensive attributes for the most part, notable with core portfolio reversions during the interim period being positive 7.98%.

Vacancy rates across the portfolio were at 3.4% at period end with further vacancy contraction taking place post the end of the half year, which will give impetus to vacancy mitigation efforts during the second half of FY2027.

Management remains confident that consistent demand for space within the core portfolio together with attractive lease terms will equip Spear to maintain its key performance indicator strength in occupancy rates, in-force escalation rates, tenure and rental rates per square metre.

Group LTV is 21.91% (FY2026: 22.94%).

Spear's balance sheet remains robust and well managed. No debt refinancing concerns exist within the business as an active management approach is taken to the debt portfolio to ensure well staggered refinancing terms and defensive expiry schedules across numerous funders. A detailed debt expiry schedule is provided within this report.

Collections and receivables

- Collections have been satisfactory and in line with management's expectations for the HY2027 period.
- Tenant receivables relating to HY2027 amounted to R4 million excluding VAT and as measured at 7 October 2026.
- At 31 August 2026, all debtors amounted to R15.41 million excluding VAT for all tenant arrears, which include tenants on payment arrangement and legal tenants.

HY2027 (excluding VAT)	Total R'000
Billed (including utilities)	494 856.40
Collected	491 036.45
Collected vs billings	(%) 99.23

At period end the total provision for bad debt was R5.08 million, being 32.98% of total tenant arrears.

Management actively reviews tenant arrears and at the end of the reporting period a total of R0.45 million of bad debt was written off. None of the prior period provision was utilised. The provision is reviewed on a monthly basis and adjusted to accommodate tenants that have debtors outstanding of 120 days and more with a very low prospect of recoverability. Significant success was achieved in HY2027 with regard to receivables from legal tenant debtors and we remain confident that the current legal tenant debtors will be recovered resulting in positive outcomes for the group.

Selected explanatory Notes to the Results continued

Property portfolio

Spear's, current property portfolio consists of 44 high-quality assets with an average value per asset of R197.93 million per property, being a 17.07% increase from R169 million per property in FY2026. Total GLA at period end was 674 031m² valued at R8.81 billion.

The portfolio's income stream is underpinned by weighted average lease escalations (WALE) of 6.90%, and a weighted average unexpired lease term (WAULT) of 27 months (FY2026: 30 months) measured of gross monthly rent.

Please refer to the SA REIT disclosures for the WALE and WAULT per sector.

One of the hallmarks of Spear's portfolio has been the maintenance of a high occupancy rate with vacancies well below the national averages recorded by IPD and SAPOA with an overall vacancy of 3.40% at period end (FY2026: 2.72% portfolio vacancies).



Sable Square,
Milnerton

Properties by value

Property	Value including lease asset R'000	Sector	GLA m ²	Vacancy m ²	% of total value	Valuation R/m ²
Property 1*	753 100	Industrial	89 225	3 869	8.55	8 440
Property 2*	546 737	Retail	31 034	2 064	6.20	17 617
Property 3*	504 400	Commercial	25 643	3 518	5.72	19 670
Property 4*	504 300	Retail	25 097	244	5.72	20 094
Property 5*	499 000	Industrial	82 942	1 934	5.66	6 016
Property 6	468 174	Commercial	13 545	–	5.31	34 564
Property 7	445 199	Retail	19 960	181	5.05	22 304
Property 8	389 886	Commercial	11 280	–	4.42	34 564
Property 9*	324 222	Industrial	40 331	209	3.68	8 039
Property 10*	323 100	Commercial	11 963	88	3.67	27 009
Property 11	290 000	Commercial	8 735	824	3.29	33 198
Property 12*	278 850	Commercial	16 361	3 216	3.16	17 043
Property 13	245 000	Industrial	21 542	470	2.78	11 373
Property 14*	226 000	Industrial	32 164	–	2.56	7 026
Property 15	183 000	Industrial	18 450	–	2.08	9 919
Property 16	181 000	Industrial	16 415	–	2.05	11 027
Property 17	174 000	Commercial	10 150	309	1.97	17 142
Property 18	164 000	Industrial	12 879	–	1.86	12 734
Property 19*	160 000	Retail	6 666	–	1.82	24 001
Property 20*	138 000	Retail	9 329	375	1.57	14 793
Property 21	138 000	Industrial	22 201	–	1.57	6 216
Property 22	126 609	Commercial	3 663	–	1.44	34 564
Property 23	123 000	Commercial	4 199	–	1.40	29 293
Property 24	121 000	Industrial	30 238	–	1.37	4 002
Property 25	116 000	Commercial	4 960	36	1.32	23 385
Property 26	111 000	Commercial	5 216	53	1.26	21 279
Property 27	109 000	Commercial	4 915	82	1.24	22 179
Property 28	107 000	Industrial	11 412	–	1.21	9 376
Property 29	98 000	Commercial	3 880	161	1.11	25 256
Property 30*	97 136	Industrial	7 848	–	1.10	12 377
Property 31*	96 500	Commercial	8 389	801	1.09	11 503
Property 32	96 000	Industrial	9 302	–	1.09	10 320
Property 33	90 000	Industrial	7 899	–	1.02	11 394
Property 34	73 000	Commercial	4 630	5	0.83	15 765
Property 35	70 000	Retail	2 584	–	0.79	27 087
Property 37	60 000	Industrial	9 362	–	0.68	6 409
Property 38	59 000	Commercial	4 315	1 439	0.67	13 673
Property 39	53 000	Retail	7 380	909	0.60	7 182

*Selected explanatory
Notes to the Results continued*

Properties by value

Property	Value including lease asset R'000	Sector	GLA m ²	Vacancy m ²	% of total value	Valuation R/m ²
Property 40	44 000	Retail	4 030	–	0.50	10 918
Property 41	35 000	Retail	5 340	–	0.40	6 555
Property 42	26 000	Commercial	2 203	994	0.30	11 803
Property 43	23 000	Retail	2 764	582	0.26	8 320
Property 44	20 735	Commercial	594	17	0.24	34 907
Property 45	18 000	Industrial	2 994	549	0.20	6 012
Property 36	67 016	Development	–	–	0.76	–
Property 46	16 686	Development	–	–	0.19	–
Property 47	10 464	Development	–	–	0.12	–
Property 48	5 854	Development	–	–	0.07	–
Property 49	4 051	Development	–	–	0.05	–
Group Total	8 813 019		674 031	22 929	100.00	12 921

* Assets were externally valued as at 31 August 2026 representing 61% of total portfolio value.

Sectoral split

		Industrial	Commercial	Retail	Development projects/ Land	Total
Number of properties		16	18	10	–	44
Value of properties	(R'000)	3 302 458	3 387 254	2 019 237	104 071	8 813 020
Value	(%)	38	38	23	1	100
Property revenue excluding smoothing	(R'000)	219 589	161 639	113 562	18	494 808
Revenue	(%)	44	33	23	–	100
GLA	(m ²)	422 000	151 106	100 925	–	674 031
GLA	(%)	63	22	15	–	100
Vacant area	(m ²)	7 505	12 154	3 269	–	22 929
Vacancy per sector	(%)	1.78	8.04	3.24	–	–
Vacancy on total GLA	(%)	1.11	1.80	0.49	–	3.40
Yield	(%)	8.02	8.66	6.85	N/A	8.00
WALE	(%)	6.82	7.07	6.76	N/A	6.90
WAULT	(months)	34.42	23.42	24.52	N/A	27.38

Fair value disclosures

All assets and liabilities measured or disclosed at fair value are classified using a three-tiered fair value hierarchy that reflects the significance of the inputs used in determining the measurement as follows:

Level 1 Measurements in whole or in part are done by reference to unadjusted, quoted prices in an active market for identical assets and liabilities. Quoted prices are readily available from an exchange, dealer, broker, industry group, pricing

service or regulatory agency and those prices represent actual and regularly occurring market transactions on an arm's length basis.

Level 2 Measurements are done by reference to inputs other than quoted prices that are included in level 1. These inputs are observable for the financial instrument, either directly (i.e. as prices) or indirectly (i.e. from derived prices).

Level 3 Measurements are done by reference to inputs that are not based on observable market data.

The fair value of financial assets and liabilities that are not traded in an active market is determined by using valuation techniques. Valuation models are used to value investment properties (measurement and disclosure) and financial liabilities that have fixed interest rates (disclosure only).

The output of a model is always an estimate or approximation of a value that cannot be determined with certainty and valuation techniques employed may not fully reflect all factors relevant to the positions the company holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors.

Valuation technique

The fair value of investment properties is determined by utilising the discounted cash flow methodology in terms of which estimated gross income is projected for a five- or 10-year period, based on contractual arrangements and an estimated market rent upon the expiry of the leases for the period of the cash flow. Forecast expenses are deducted from the estimated gross annual income projections to arrive at the net annual income stream for the period of the cash flow.

This net annual income stream is discounted and aggregated to determine an estimated net present value of the future cash flows. The sum of the discounted net

annual value of the cash flows is added to an amount that represents an estimate of the value of the property upon reversion at the end of the cash flow period. This latter amount is calculated as the value of the estimated net income in the forward period of 12 months immediately following the final year of the cash flow, capitalised at an appropriate exit capitalisation rate.

The key inputs to the valuation of investment property is the discount rate and exit capitalisation rate, representative of the perceived risk in the investment. Capitalisation rates (and more specifically exit capitalisation rates which are utilised at the end of the discounted cash flow period) to determine the fair value of investment property into perpetuity were examined and risk-adjusted where necessary, to account for factors that influence the sustainability of cash flows pertaining to each property such as location, condition of improvements, market conditions and the strength of the underlying lease covenants, inter alia. The discount rate is the annual return that a prudent rational investor requires in order to invest in the property in a competitive market as opposed to alternative asset classes. It is widely expected that a yield premium above an appropriate risk-free rate is required to induce investors to invest into property due to the additional perceived risk in this asset class as opposed to an alternative investment with no default risk. Similarly, discount rates were examined and risk-adjusted where necessary.

As at 31 August 2026, the assumptions and unobservable inputs used by the group and company in determining fair value were in the following ranges:

		Industrial	Commercial	Retail	HY2027
Average discount rate	(%)	13.73	13.95	13.91	13.86
Average capitalisation rate	(%)	8.73	8.95	8.91	8.86
Average exit capitalisation rate	(%)	9.10	9.30	9.22	9.21
Average rental growth rate	(%)	5.00	5.00	5.00	5.00
Average expense growth rate	(%)	6.00	6.00	6.00	6.00
Structural vacancy range	(%)	0.50	0.50	0.50	0.50
Void period range	(months)	2 – 4	2 – 4	2 – 4	2 – 4

As at 28 February 2026, the assumptions and unobservable inputs used by the group and company in determining fair value were in the following ranges:

		Industrial	Commercial	Retail	FY2026
Average discount rate	(%)	13.86	13.98	13.94	13.93
Average capitalisation rate	(%)	8.86	8.98	8.94	8.93
Average exit capitalisation rate	(%)	8.86	8.98	8.94	8.93
Average rental growth rate	(%)	5.00	5.00	5.00	5.00
Average expense growth rate	(%)	6.00	6.00	6.00	6.00
Structural vacancy range	(%)	0.50	0.50	0.50	0.50
Void period range	(months)	2 – 4	2 – 4	2 – 4	2 – 4

Selected explanatory Notes to the Results continued

The above resulted in the following key metrics pertaining to the portfolio:

		Industrial	Commercial	Retail	HY2027
Average value per property (excluding land/bulk value)	(R'000)	206 404	188 181	201 924	197 931
Average value per square metre	(Rands)	7 826	22 416	20 007	12 921

The fair market valuations are tested for reasonableness by comparing the resultant Rand per square metre against comparative sales of similar properties in similar locations. It was found that the resultant rates per property and per asset class were reasonable and fair.

The material assumptions applied in property valuations have not changed materially from the prior year-end.

The table below illustrates the sensitivity of the fair value to changes in the most significant inputs:

	Six months ended 31 August 2026 R'000	Year ended 28 February 2026 R'000
Sensitivity analysis of most significant inputs		
Increase in fair value if capitalisation rates are decreased by 0.5%	425 498	415 703
Decrease in fair value if capitalisation rates are increased by 0.5%	(380 801)	(371 607)
Increase in fair value if discount rates are decreased by 0.5%	272 097	258 815
Decrease in fair value if discount rates are increased by 0.5%	(253 108)	(243 792)

Sectoral performance

Across the core portfolio leases concluded during the half year delivered a positive reversion of 7.98%. This improvement is set to support revenue growth as the year progresses. Leasing momentum is set to be maintained across all sub-sectors as the demand for operational space across the Spear portfolio remains consistent given the high-quality locations of the portfolio.

Industrial	GLA: 422 000m ²	Occupancy: 98.22%
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Industrial property accounts for 63% of Spear's GLA and remained the strongest operating segment in HY2027. Renewals and new lettings produced a positive rental reversion of 13.49%. The industrial portfolio comprises logistics, urban distribution, manufacturing, warehousing and multi-let-user assets across established Cape Metropole industrial areas. Functional yards, controlled access, round-the-clock security and installed solar capacity support a wide range of occupier needs.

Organic growth is being added to the industrial portfolio through three projects: 30 000m² at the GTX Development in George, 7 150m² at the Mambo's Storage & Home distribution centre at Bravo Park in Blackheath, and 2 000m² of light industrial at The Anchorage in Paarden Eiland. Limited available stock, the cost of zoned land and the cost of construction are key drivers to the steady occupier demand that has supported the industrial portfolio's performance and growth prospects.

Commercial	GLA: 151 106m ²	Occupancy: 91.96%
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The office portfolio met management's expectations for HY2027 and recorded further improvement in occupancy. Much of Spear's space is situated in established business districts with access to arterial roads and public transport. These locations, together with a continued preference among occupiers for better-quality premises, have helped reduce vacancies. Although the shortage of prime Cape Town office accommodation is less pronounced than it was in earlier years, supply remains restricted in several key nodes. Those conditions informed the decision to acquire the Century City development site. Development planning of the Century City land is in progress, with management evaluating how best to add efficient, modern space in response to identifiable occupier demand at rental levels that meet Spear's return requirements.

Retail	GLA: 100 925m ²	Occupancy: 96.76%
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Watergate Centre in Mitchells Plain joined the portfolio during HY2027 and increased Spear's exposure to defensive convenience retail. With the retail portfolio now operating at greater scale, this sub-sector produced results in line with management's forecasts and maintained strong collection and occupancy levels across both convenience and destination formats. National retailers represent 68% of the tenant base by revenue. Increasing that proportion remains an important part of managing tenant credit risk. Spear's retail centres serve surrounding residents, commuters and businesses rather than depending on local or international tourism. Sable Square, Maynard Mall and Watergate Centre each hold a strong position in their immediate catchments and traded according to plan during the period. Their locations also give national brands access to growing communities across several LSM categories.

Letting activity

The tables below reflect the letting activity of the interim period:

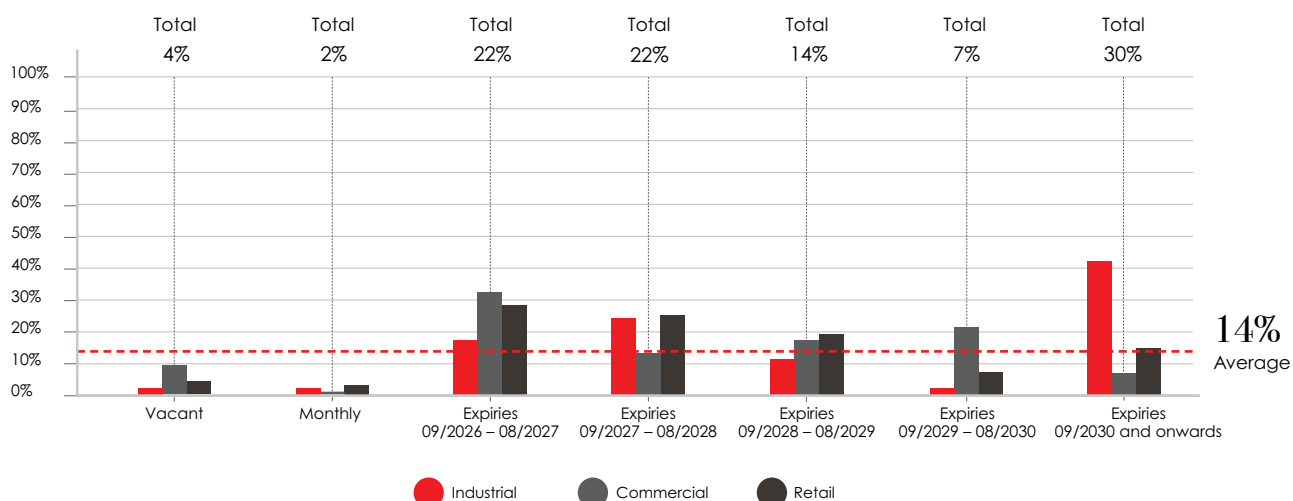
All rental activity

	Expiries and cancellations GLA m ²	Gross rental at expiry R'000	Average gross expiry rental R/m ²	Renewals/ New lets GLA m ²	Gross rental at renewals/ New lets R'000	Average gross new rental R/m ²	Average rental reversion %
Commercial	19 602	3 055	155.87	19 135	3 121	163.08	4.62
Industrial	73 286	4 540	61.95	72 921	5 126	70.30	13.49
Retail	11 961	1 545	129.16	10 117	1 371	135.49	4.90
Total	104 849	9 140	87.17	102 173	9 618	94.13	7.98

Renewals only

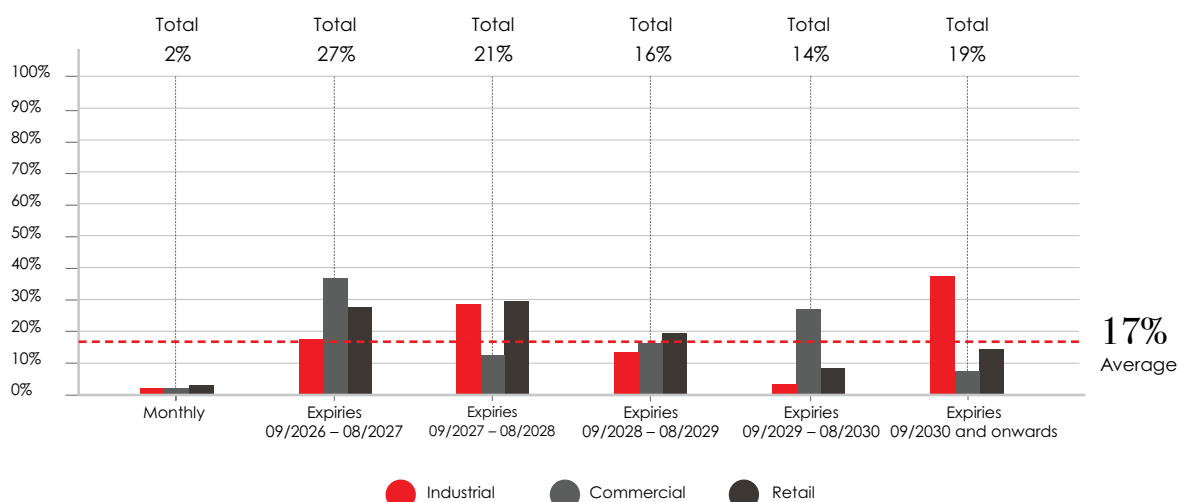
	Expiries GLA m ²	Gross rental at expiry R'000	Average gross expiry rental R/m ²	Renewals GLA m ²	Gross renewal rental R'000	Average gross renewal rental R/m ²	Rental reversion %
Commercial	11 747	1 611	137.17	11 860	1 733	146.16	6.55
Industrial	45 280	2 896	63.95	45 280	3 069	67.77	5.97
Retail	4 364	755	173.01	4 344	775	178.37	3.10
Total	61 391	5 262	85.71	61 484	5 577	90.70	5.82

Lease expiry profile based on GLA



*Selected explanatory
Notes to the Results continued*

Lease expiry profile based on revenue



Tenant grading

	GLA m ²	GLA %	Number of tenants	Number of tenants %
A – Large national, large listed and government tenants	412 661	61	251	25
B – Smaller international and national tenants	209 118	31	391	39
C – Other local tenants and sole proprietors	29 323	5	362	36
Vacant	22 929	3	–	–
	674 031	100	1 004	100



Capital expenditure and redevelopment

GTX Industrial Park, George

Construction of the first building in Phase 1 at GTX Industrial Park commenced on 5 May 2026. Completion is scheduled for March 2027, with 5 500m² of multi-let industrial units becoming available. At the reporting date, leases had already been agreed for 18% of the space. The site's perimeter works, internal road network and guardhouse are complete, allowing construction of the building programme to proceed uninterrupted.

Spear is investing R56 million, excluding the land value, in the initial GTX top structure building. Development will follow confirmed tenant demand so that capital is committed alongside leasing progress. George Airport is also due to receive an ACSA upgrade of R1.6 billion in 2027 which will increase the airport's capacity to service leisure travel and commercial travel. The expansion of the airport's capacity should further improve the attractiveness of the surrounding business precinct and reinforce George's role as an operating base for companies serving the Southern Cape. The project gives Spear direct exposure to the Southern Cape's continued economic expansion.

Mambo's Storage & Home, Blackheath Park

Mambo's Storage & Home has signed a 10-year lease for a new 7 150m² national distribution centre in Blackheath. The agreement responds to sustained demand for modern industrial space in the area. The project converts existing development rights into a contracted income stream and demonstrates how the portfolio's unused bulk can be developed to increase shareholder net asset value.

Status update:

- Construction commenced on 5 May 2026
- Development completion: August 2027
- Development cost: R89 million, including land
- Initial yield to shareholders: 8.6%

The Anchorage, Paarden Eiland

The sites at 28-34 Marine Drive in Paarden Eiland are reserved for mixed-use redevelopment. Spear has entrenched its development rights by building the high-voltage and unigear facilities at the rear of the property on Shropshire Street without impacting the core income streams of the respective properties. This essential infrastructure allows the broader scheme to advance when the development returns and market conditions support the commencement of the development.

Current plans for The Anchorage provide 52 000m² developable GLA of floor area including parking. The proposed uses are residential apartments, neighbourhood retail, offices and hi-tech industrial premises. More than 632 apartments are contemplated, including an inclusionary housing component. The commercial portion comprises 7

350m² of convenience retail, 2 057m² of offices and 2 056m² of hi-tech industrial space.

Estimated capital expenditure is R1.65 billion, and the scheme could be delivered in one or two stages. Spear's Investment Committee is weighing up the feasibility, funding requirements and returns before approving management's mandate to progress with the development.

Spear will update investors once the project reaches material decision points or new information is available for disclosure.

Capital allocation and strategic focus

A sound and defensible capital allocation strategy determines both portfolio quality and shareholder returns. Spear's capital allocation strategy comprises of high-quality acquisitions, organic developments to enhance the core portfolio, proactive repairs and maintenance of a capital nature and possible share repurchases. Management furthermore consistently assesses whether assets have reached a state of maturity within the portfolio and may also elect to dispose of assets when their expected return no longer justifies continued ownership or when shareholder value can be realised immediately with a disposal. Every capital allocation opportunity is tested against income security, growth potential, funding cost and downside risk. The aim is to allocate capital to opportunities that expand earnings without weakening the balance sheet.

The capital allocation strategy is designed to expand a defensible, high-quality real estate portfolio while keeping gearing and funding risk within prudent limits. Investments are directed to sectors where management has operating experience and can identify a clear source of return on a sustainable basis. The programme covers the following areas:

- Acquisitions and redevelopment opportunities in convenience retail, warehousing, logistics, multi-let industrial and mixed-use property
- Planned maintenance and capital projects across the existing portfolio
- Share repurchases from retained earnings or available cash when the distribution yield offers a better return than external acquisitions

Two transactions completed in HY2027 added R1.402 billion of high-quality commercial office and retail assets to the Spear portfolio. In Tygervally, Spear acquired a 28 488m² P-grade office precinct occupied by Santam and Sanlam. In Mitchells Plain, the group acquired the 19 681m² Watergate Centre, a leading convenience retail destination in its catchment. The combined addition was 48 169m². Transfer occurred on 26 and 27 August 2026 respectively. The blended acquisition yield was 8.99%, and both properties contribute to earnings from their transfer dates. Their scale, tenant base and locations strengthen the core portfolio while remaining fully consistent with Spear's regional and sector priorities.

Selected explanatory Notes to the Results continued

Spear will grow selectively and in line with its earnings growth strategy. Prior to the allocation of capital, an asset must satisfy requirements for location, income quality, price and return. Management will apply these tests even when doing expansion may be slower than expected at times. Portfolio quality and financial flexibility remain more important than scale alone.

The latest transfers take the portfolio to 44 high-quality Western Cape real estate assets. They improve the diversification mix of office, retail and industrial income and extend Spear's Western Cape footprint, while the Cape Town Metropole remains the main investment area. The added scale also increases exposure to nodes supported by established residential and business activity as nodal expansion continues across the Cape Town Metropole.

Including the new acquisitions and the interim fair value adjustments, the Spear portfolio is valued at R8.8 billion across 674 031m² of GLA. The resulting scale advances all three elements of the capital allocation plan and provides a broader base from which the acquisition and growth strategy can continue.

Balance sheet and risk management

Management has maintained its obsession with its hands-on, active, and prudent balance sheet management approach. Spear's balance sheet remains robust, positioned for growth and meeting all covenants.

Management maintains strong and unblemished relationships with its funding partners, Nedbank CIB and Standard Bank Real Estate Finance. Spear's funders have been incredibly supportive and remain aligned with Spear's strategic and growth objectives within the Western Cape.

Spear's strictest covenants are a 50% LTV and 2 times ICR for the FY2027 financial period going forward. The group continued to operate well below its strictest covenants with a comfortable margin of safety that provides optionality to management as and when required.

The group LTV at period end was 21.91%, below management's target range of between 38% – 43%.

The execution of asset disposals at book value and improved valuations as a result of growing net property income metrics contributed to the reduction in group LTV for the period. The robust balance sheet enhances optionality for future acquisitions, redevelopments and developments that will enhance the core portfolio.

Spear's fixed debt ratio at period end was 56%.

Spear's hedging policy remains in the range of 65% – 75% of debt hedged at any given time for periods of up to three years at a time.

Spear's debt portfolio remains actively managed with an all-in cost of debt of 8.54% and a hedged ratio of 57% at period end with the weighted average cost of fixed debt being 8.77%.

Spear's debt expiry profile provides no short- to medium-term refinancing risk with the weighted average expiry being 37 months.

Share capital movement

Date	Shares (million)	Rand per Share	Reason
2026/04/30	11.02	12.70	Shares for cash
2026/04/30	67.72	12.70	Vendor placement
2026/06/10	8.28	13.00	DRIP

Cost-to-income ratios

	August 2026 %	August 2025 %	February 2026 %
Total gross cost to income	45.81	45.61	45.36
Admin cost to income	7.27	6.39	6.86
Total net cost to income	23.92	25.41	24.51
Property gross cost to income – All	38.67	39.25	38.55
Property net cost to income – All	13.87	16.66	15.07
Property gross cost to income – Industrial	38.93	40.31	37.92
Property net cost to income – Industrial	3.86	8.47	3.83
Property gross cost to income – Retail	38.65	38.43	39.28
Property net cost to income – Retail	15.68	15.50	17.41
Property gross cost to income – Commercial	38.75	38.13	37.82
Property net cost to income – Commercial	24.08	23.26	22.59

The group has done exceptionally well to mitigate continued cost creep given the inflationary pressures experienced together with the rising cost of utilities. The total cost-to-income ratios are marginally higher than the prior corresponding period and prior year-end. Annual increases in service level agreements at levels below average in-force rental escalation and increased solar production resulted in the improvement in cost-to-income ratios. Further improvement to year-end is expected as the full benefit of SLA's, solar and new acquisitions are recognised.

SA REIT cost-to-income ratio increased compared to the prior corresponding period and year-end due to the employment of 17 new staff members post the new acquisitions and pre-implementation for the acquisitions that transferred in August 2026.

Borrowings and funding

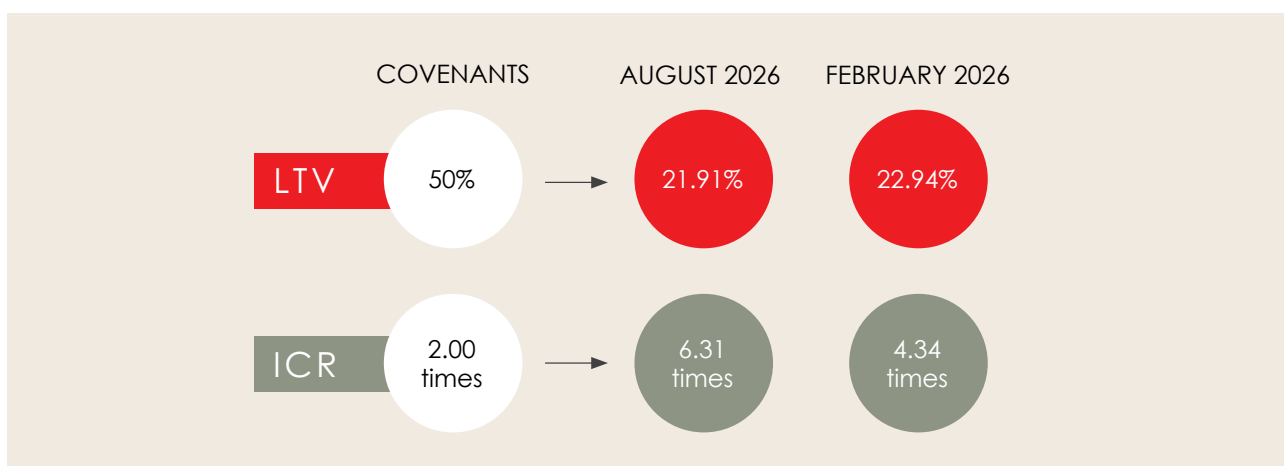
During HY2027, four separate loans with a combined value of R750 million expiring between Q4 FY2027 and Q4 FY2028, with an average margin above 3-month JIBAR of 1.65%, was renewed into one RCF facility on 4-year Zaronia plus 1.18%.

Effective 1 September 2026, all Standard Bank loans transitioned to Zaronia with a credit adjustment spread of 0.1619% applicable. Nedbank loans will transition in Q3 FY2027 with the same credit adjustment spread.

No other loan facilities or SWAPs were entered into or restructured in HY2027 due to the volatility of the market.

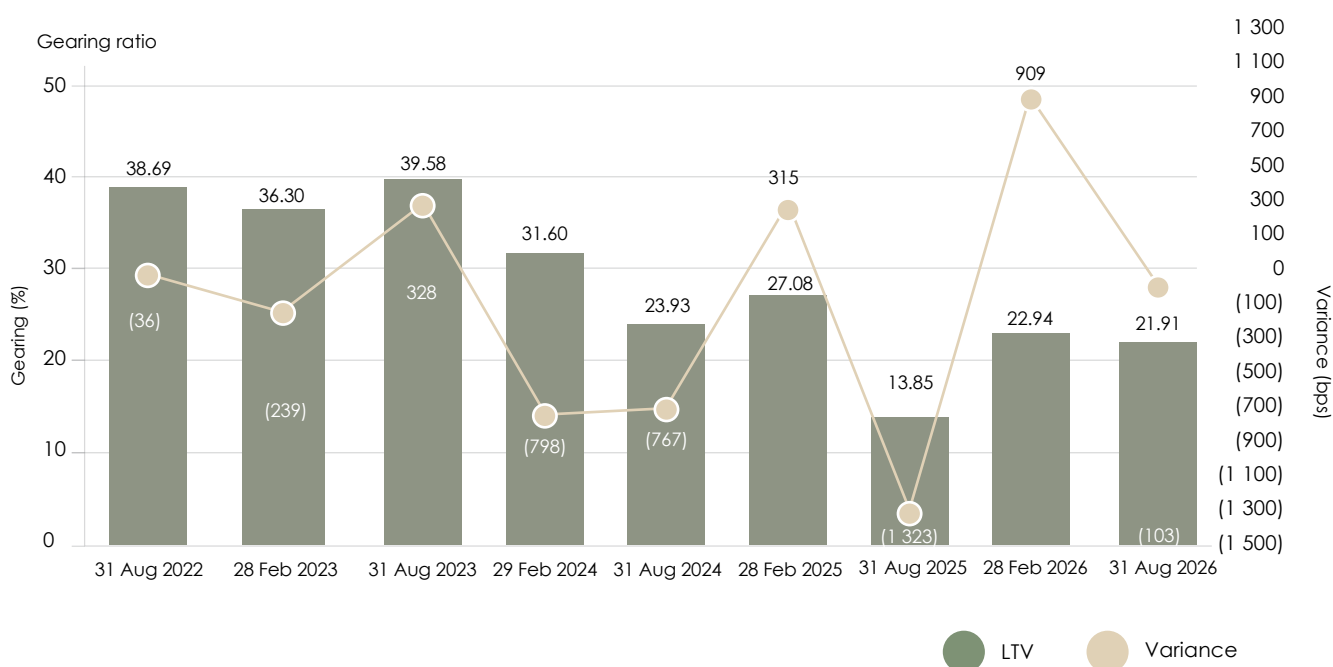
Group covenants

There has been no change in group covenant levels set by financial institutions in the interim period.

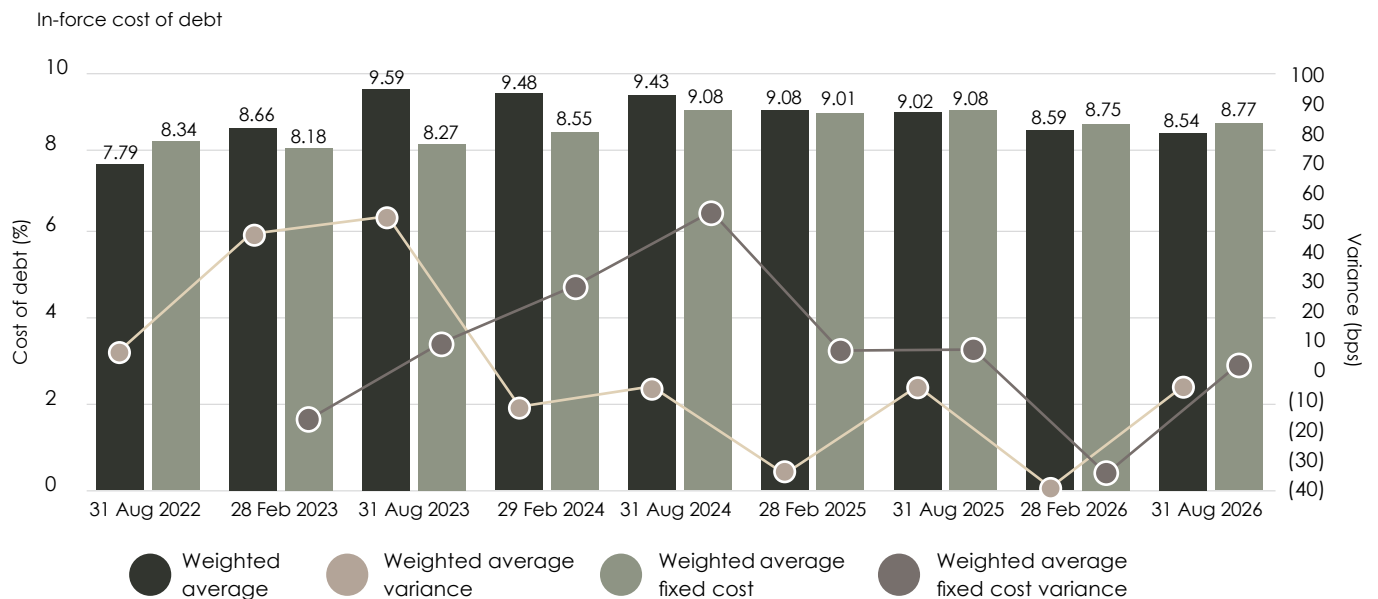


Post acquisition the LTV is reflective of the current portfolio, where ICR will reduce as the new acquisition was only included for six days in the current reporting period and expected to settle at 4.5 to 5 times by year-end.

Group LTV

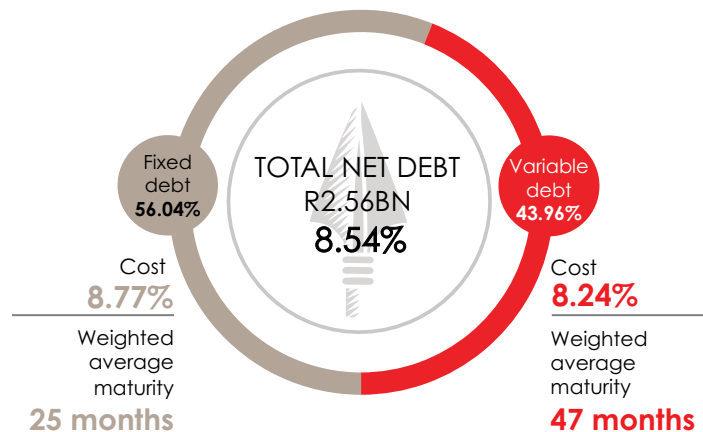


*Selected explanatory
Notes to the Results continued*

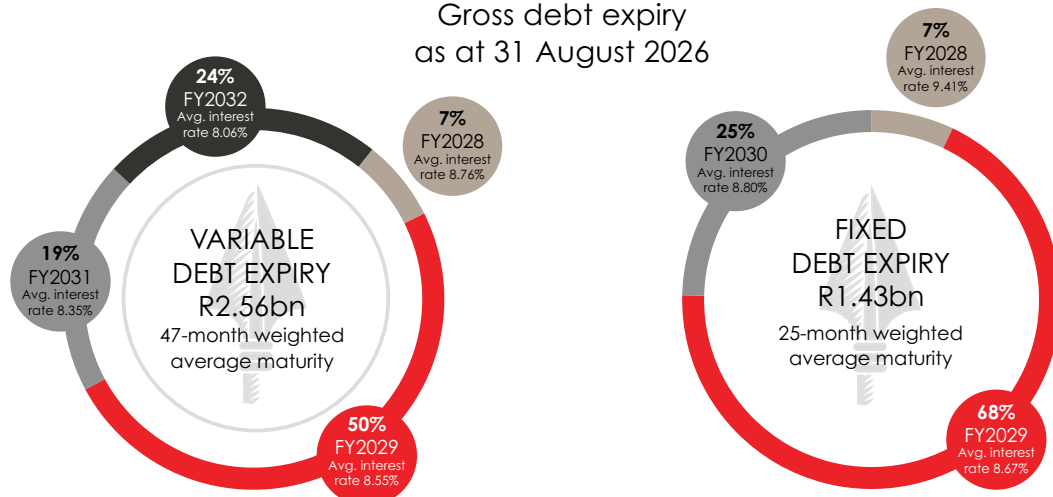


At period end, variable JIBAR and Zaronia-linked loans had an average margin of 1.57% and 1.24% respectively and the group had no variable prime-linked loans.

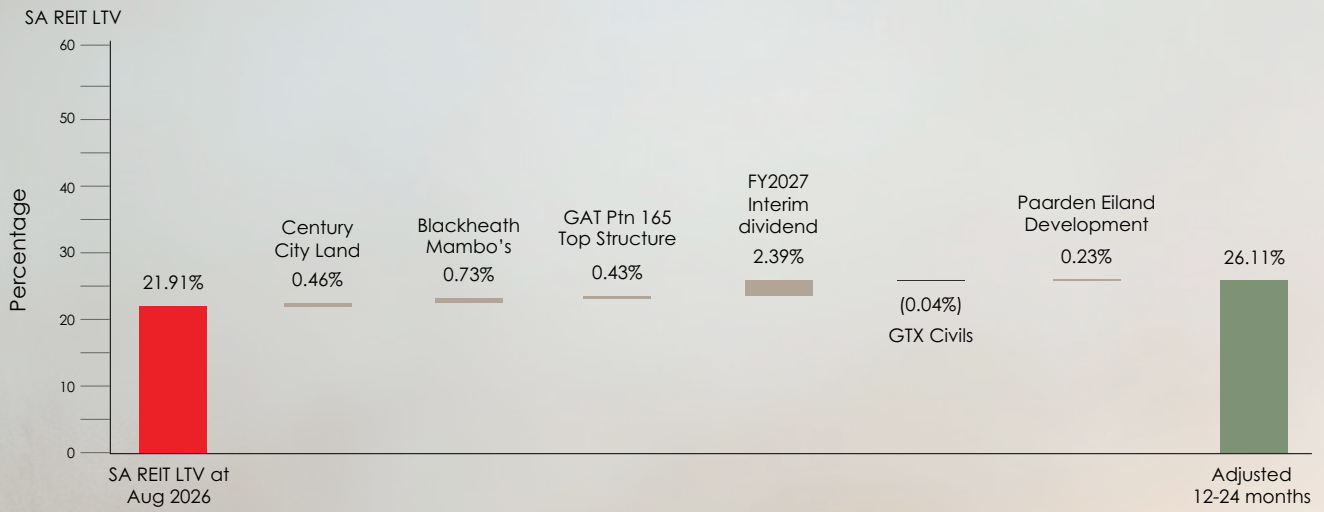
Group net debt profile
as at 31 August 2026



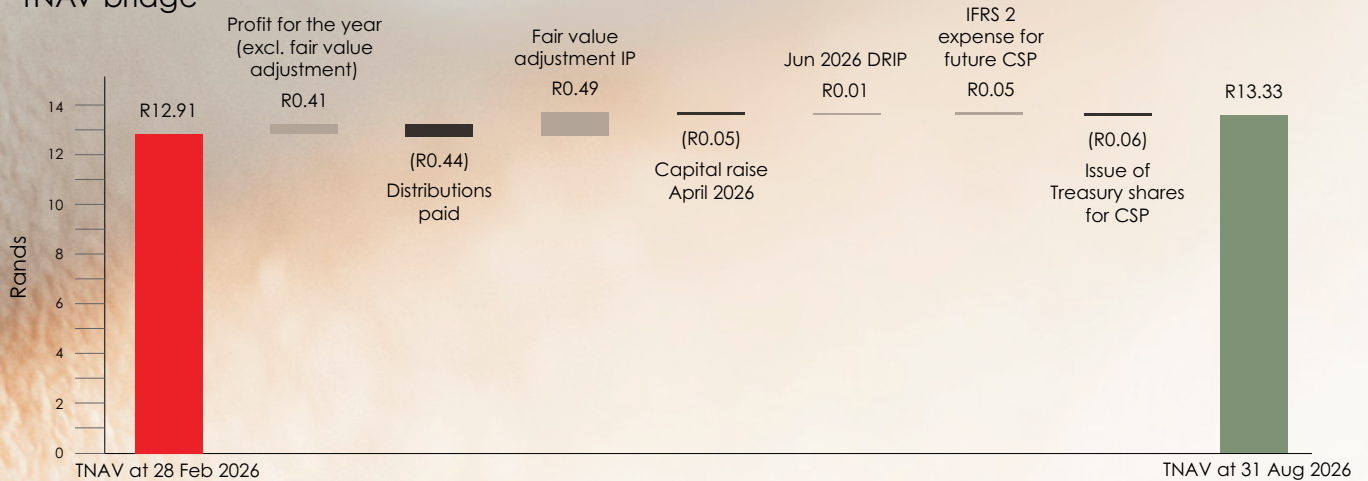
Gross debt expiry
as at 31 August 2026



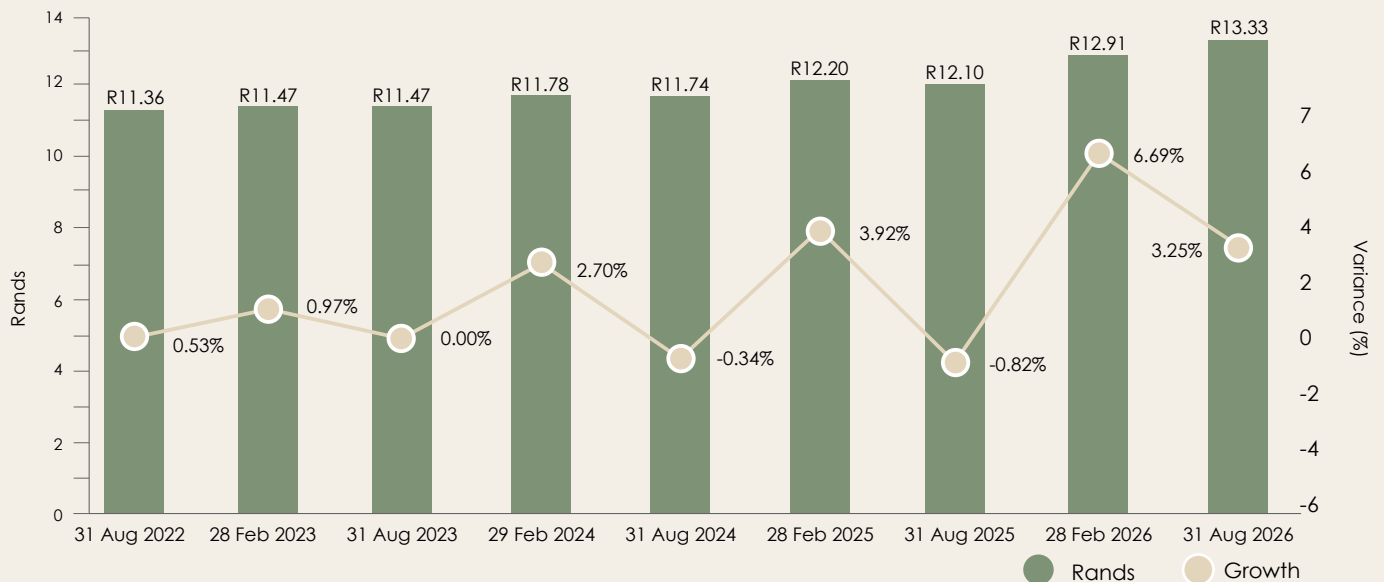
LTV Sensitivity



TNAV bridge



Tangible net asset value



Selected explanatory Notes to the Results continued

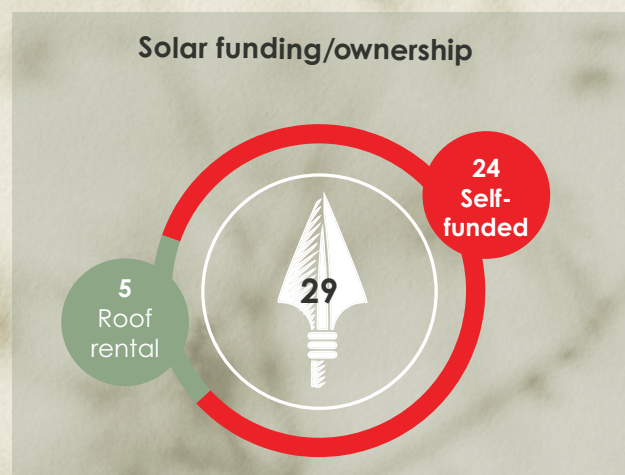
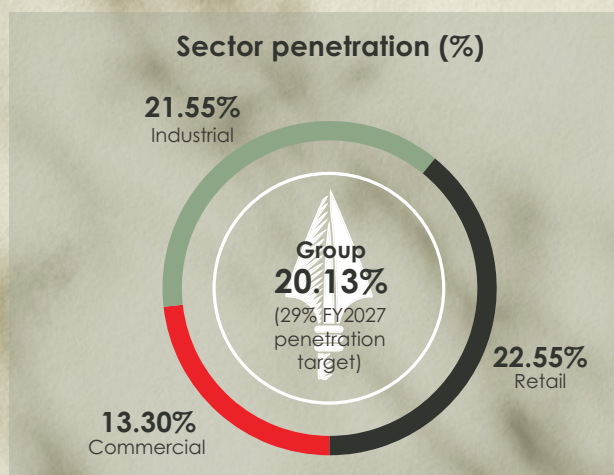
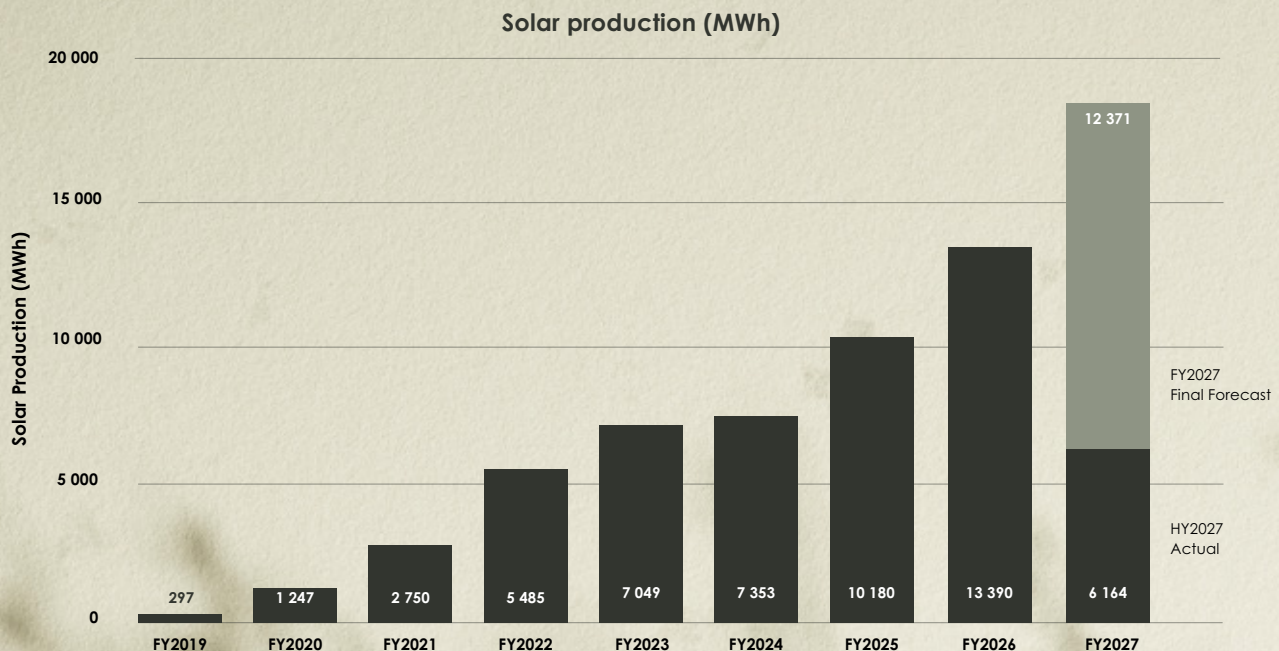
Sustainability

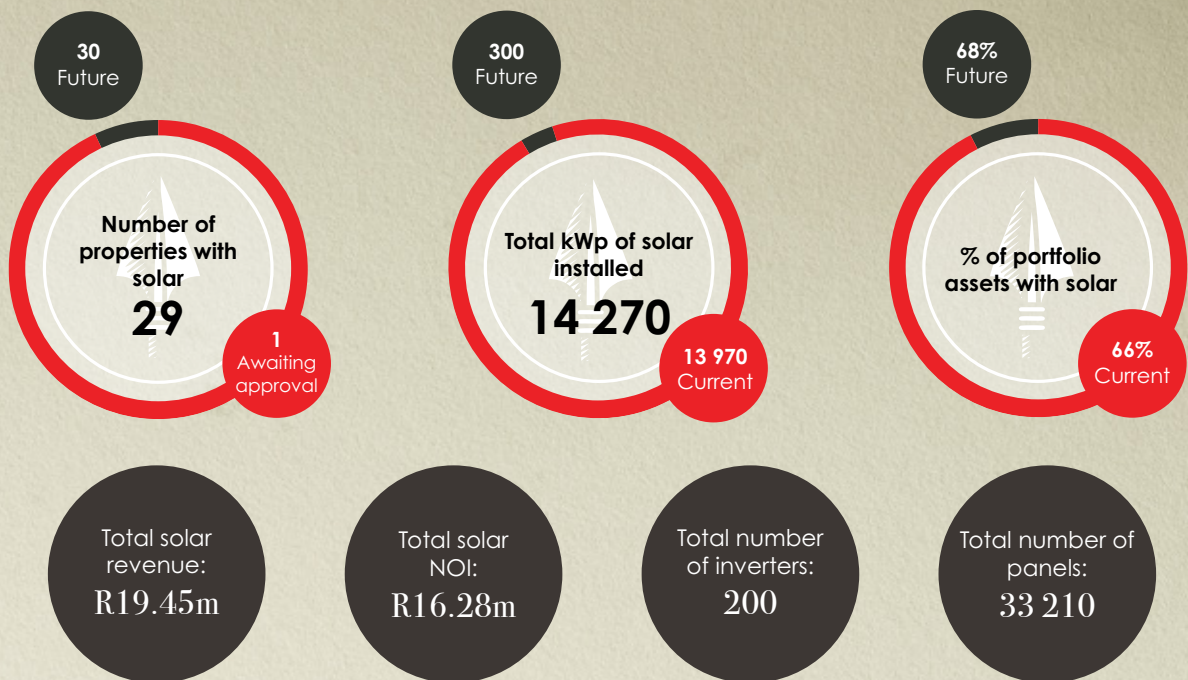
Environmental, Social and Governance (ESG) imperatives are woven into how Spear makes investment decisions. By effectively including and implementing ESG in our business strategy, Spear positions itself as an even more attractive investment opportunity for investors.

Groupwide, a firm commitment has been established to achieve the following ESG outcomes:

- Educational empowerment through leveraging our ESG strategy via Spear's bursary programme
- Reduce Spear's carbon footprint over time
- Investment into return-generating real estate and value-add solutions such as solar PV and water augmentation solutions
- Reduce operating costs where possible through Spear's focused ESG strategy
- Deliver sustainable portfolio returns

Summary of solar





Selected explanatory Notes to the Results continued

Water

Water continuity and resources management continues across the real estate portfolio with water augmentation and purification systems installed across the commercial office portfolio in the form of reverse osmosis water purification systems for clean potable water and grey water systems for ablutions and landscaping services, reducing the overall reliance and usage of clean water. Bulk water storage facilities linked into operational boreholes and well points remain installed and active across the portfolio.

Outlook and prospects

- Management's priority for the balance of FY2027 is to deliver on the upgraded forecast of 9% – 11% DIPS growth. Leasing, collections, property costs and integration of the new assets will receive the closest attention. Further capital will be committed only where investments meet Spear's investment criteria.
- Spear enters the second half of FY2027 with improved operational and financial momentum as core portfolio assets and new acquisitions contribute towards topline revenue growth, net operating income growth and asset value growth.
- Property-level interventions such as leasing campaigns and tenant retention strategies will successfully be replicated in the second half of the year.
- Western Cape economic and real estate conditions continue to support demand in the nodes where the Spear portfolio is located. Population inflows, business investment and provincial governance and policy certainty remain aligned with the principles of growth. The Spear portfolio provides direct exposure to these trends.
- Portfolio value is approaching R9 billion as strong real-estate-linked net cash flows improve bolstering asset valuations. Acquisitions and active management have both contributed to consistent income and portfolio growth with management confident that this trend will be maintained.
- Provincial and municipal investment in transport, utilities and other infrastructure is improving the Western Cape's capacity for business. Spear consistently benefits where these projects strengthen access, services and economic activity around its properties.
- On ESG, Spear is working towards 20MW of installed solar PV capacity. Projects must reduce environmental impact, improve energy resilience and earn an acceptable return. Spear remains committed to lawful and ethical conduct and to considering the people affected by its properties.
- Higher interest rates will put more pressure on household budgets and business costs. Spear is monitoring collections, tenant trading and demand so that any deterioration can be addressed early. Lease terms, operating expenses and capital decisions may reflect this tighter environment, thus hands-on and active asset management will be the order of the day.
- Organic development growth in George and

Blackheath are converting existing land and rights into income-producing assets complementing the high-quality nature of the various sub-sectoral investments within the core portfolio. These developments are expected to add about R140 million to the portfolio over the next 12 months. This creates organic growth without competing for completed assets in a constrained market.

- Spear joined the FTSE/JSE All Property Index (J803) and FTSE/SA REIT Index (J805) on 23 March 2026. Inclusion increased trading liquidity and access to institutional investors whose mandates reference these benchmarks. It also broadens the shareholder base needed to support the longer-term growth plan.

Guidance

Due to strong operational and financial performance the HY2027 DIPS increased by 8.02% compared to FY2026, exceeding the guidance previously provided to the market of 6% – 8% DIPS growth in FY2027. After considering the half-year performance and information available at the reporting date, and the successful transfer of the four new assets into the portfolio, management has raised full-year DIPS growth guidance to 9% – 11% relative to FY2026. The Board continues to target a 95% pay-out ratio. The revised range assumes that current leasing, collection and cost trends broadly continue and that the acquired assets contribute as expected.

The revised FY2027 forecast incorporates the assumptions listed below:

- No loadshedding for the remainder of FY2027
- Vacant space declines in accordance with management's forecast
- Lease renewals are completed on the terms assumed in the forecast
- No material tenant failures occur during the financial year
- Tenants continue to absorb increases in municipal rates, utilities and other property charges
- The effect of any changes in South African Reserve Bank monetary policy is absorbed during the year
- Cape Town, the Western Cape and South Africa experience no civil unrest

If any of these assumptions change, the forecast for the year ending 28 February 2027 may also change.

Management has prepared the information and views in this commentary in good faith using sources it considers reliable. Spear gives no representation, warranty, undertaking or guarantee that the information is complete or accurate, or that the opinions expressed are correct. Responsibility for the forecast for the period ending 28 February 2027 rests solely with the directors. Spear's independent external auditors have neither reviewed nor audited that forecast.

Subsequent events

The directors are not aware of any events, other than those listed below, that have occurred since the end of the financial period and which have a material impact on the results and disclosures in these financial results.

The group is awaiting transfer of the following property after period end:

	Transfer date	Acquisition value R'000	Debt funding R'000	Equity funding R'000	Yield %
Century City land	TBC	52 500	–	52 500	N/A

Basis of preparation – unaudited

The unaudited consolidated interim results for the six months ended 31 August 2026 are prepared in accordance with the JSE Listings Requirements and the requirements for provisional reports and requirements of the Companies Act of South Africa. The JSE Listings Requirements require interim reports to be prepared in accordance with the framework concepts and the measurement and recognition requirements of the IFRS Accounting Standards, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Reporting Pronouncements as issued by the Financial Reporting Standards Council and to also, as a minimum, contain the information required by IAS 34, Interim Financial Reporting. Except for the adoption of revised and new standards that became effective during the year, all accounting policies applied in the preparation of these provisional summarised consolidated financial statements are in terms of IFRS Accounting Standards and are consistent with those applied in the previous consolidated financial statements. There was no material impact on the annual financial statements as a result of the adoption of these standards.

Christiaan Barnard CA (SA), in his capacity as Chief Financial Officer, was responsible for the preparation of the unaudited consolidated interim results for the six months ended 31 August 2026. These consolidated interim results have not been reviewed or reported on by the company's auditors.

Interim distribution for the six months ended 31 August 2026

Notice is hereby given of the declaration of final distribution number 20 of 44.92107 cents per share for the six months ended 31 August 2026 from income reserves.

Shareholders will be entitled to elect to reinvest the net cash dividend, in return for Spear shares ("dividend reinvestment alternative"), failing which they will receive the net cash dividend in respect of all or part of their shareholdings. The entitlement of shareholders to elect to participate in the dividend reinvestment alternative is subject to the Board, either itself or through a Board sub-committee appointed to set the pricing and terms of the dividend reinvestment alternative, having the discretion to withdraw the entitlement to elect the dividend reinvestment alternative should market conditions warrant such action. A withdrawal of the entitlement to elect the dividend reinvestment

alternative would be communicated to shareholders before the publication of the finalisation announcement on Monday, 2 November 2026. A circular in relation to this dividend reinvestment alternative will be distributed to shareholders on Thursday, 22 October 2026 ("Circular"). As Spear is a REIT, 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 dividends on the shares will be deemed to be taxable dividends for South African tax purposes in terms of section 25BB of the Income Tax Act.

As Spear is a REIT, the distribution meets the definition of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act. Qualifying distributions received by South African tax residents will form part of their gross income in terms of section 10(1)(k)(i)(aa) of the Income Tax Act. Consequently, these distributions are treated as income in the hands of the shareholders and are not subject to dividend withholding tax ("Dividend Tax"). The exemption from Dividend Tax is not applicable to non-resident shareholders, but they may qualify for relief under a tax treaty.

South African tax residents

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 exception, contained in section 10(1)(k)(i)(aa) of the Income Tax Act, because it is a dividend distributed by a REIT. These dividends are, however, exempt from Dividend Tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders have provided to the Central Securities Depository Participant ("CSDP") or broker, as the case may be, in respect of uncertificated shares, or to the company, in respect of certificated shares:

- a declaration that the dividend is exempt from Dividend Tax; and
- a written undertaking to inform the CSDP, broker or the company, 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.

Selected explanatory Notes to the Results continued

Shareholders are advised to contact their CSDP, broker or the company to arrange for the above-mentioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Non-residents shareholders

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as an ordinary dividend which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. It should be noted that up to 31 December 2013, dividends received by non-residents from a REIT were not subject to Dividend Tax. Since 1 January 2014, any dividend received by a non-resident from a REIT will be subject to Dividend Tax at 20%, 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 concerned. Assuming Dividend Tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 35.93686 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 form to their CSDP or broker 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 DTA; and
- b) a written undertaking to inform their CSDP, broker or the company, 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 to arrange for the above-mentioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

The number of ordinary shares in issue on declaration date is 517 589 651.

The company's tax reference number is 9068437236.

Holders of uncertificated shares have to ensure that they have verified their residence status with their CSDP or broker. Holders of certificated shares will be asked to complete a declaration to the company. The distribution is payable to shareholders in accordance with the timetable set out on the next page:



Salient dates and times

	2026
Record date to determine which Shareholders are entitled to receive this circular	Friday, 16 October
Declaration Date	Thursday, 22 October
Circular and form of election posted to shareholders	Thursday, 22 October
Finalisation announcement containing the Dividend Reinvestment Alternative issue price, ratio and finalisation information on SENS, by 11:00	Monday, 2 November
Last day to trade cum Dividend Reinvestment Alternative and Cash Dividend ("LDT")	Tuesday, 10 November
Trading commences ex Dividend Reinvestment Alternative and Cash Dividend	Wednesday, 11 November
Record Date	Friday, 13 November
Listing of maximum possible number of Shares to be issued under the Dividend Reinvestment Alternative	Friday, 13 November
Offer closes. Last day to elect to receive the Dividend Reinvestment Alternative by 12:00 on	Friday, 13 November
Electronic payment and CSDP/broker accounts updated in respect of Cash Dividend on	Monday, 16 November
Announcement of the results of the Dividend Reinvestment Alternative and Cash Dividend on SENS	Monday, 16 November
Share certificates posted and CSDP/broker accounts updated in respect of the Dividend Reinvestment Alternative on	Wednesday, 18 November
Adjustment of number of new Shares listed on or about	Friday, 20 November

Notes:

1. Shareholders electing the Dividend Reinvestment Alternative, should note that settlement of the Shares will occur three business days after the Record Date, which differs from the conventional one business day after the record date settlement process.
2. Shares may not be dematerialised or rematerialised between Wednesday, 11 November 2026 and Friday, 13 November 2026, both days inclusive.
3. The above dates and times are subject to change. Any changes will be announced on SENS.
4. All times quoted above are South African times.

On behalf of the Board
Spear REIT Limited

Abubaker Varachhia
Non-executive chairman

Quintin Rossi
Chief Executive Officer

Christiaan Barnard
Chief Financial Officer

Cape Town
22 October 2026

Directorate and *Administration*

Spear REIT Limited

(Incorporated in the Republic of South Africa)
(Registration number: 2015/407237/06)
(JSE share code: SEA ISIN ZAE000228995)
LEI: 378900F76170CCB33C50
(Approved as a REIT by the JSE)
("Spear" or "the Company")

Registered office

2nd Floor
Unit 1, No 1 Waterhouse
Century City, 7441
(PO Box 50, Observatory, 7935)

Directors of Spear

Abubaker Varachhia * (Non-executive Chairman)
Michael Naftali Flax * (Deputy Non-executive Chairman)
Quintin Michael Rossi (Chief Executive Officer)
Christiaan Barnard (Chief Financial Officer)
Brian Leon Goldberg *#
Jalaloodien Ebrahim Allie *# (Lead Independent Director)
Bongani Rayiza *#
Cormack Sean McCarthy *
Dr. Rozett Phillips *#
Joan Solms*#

* Non-executive

Independent

Company secretary

Monika Simpson

Contact details

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www.spearprop.co.za

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(PO Box 61051, Marshalltown, 2107)

Independent Reporting Accountants and Auditors

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Foreshore, Cape Town, 8001
(PO Box 2275, Cape Town, 8000)

Sponsor

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(PO Box 7403, Stellenbosch, 7599)

and

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Nedbank Limited
Standard Bank Limited



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