

BUILDING TRUST, BRICK BY BRICK SINCE 1996

UNAUDITED INTERIM
FINANCIAL RESULTS
FOR THE SIX MONTHS ENDED 31 AUGUST 2025

Balwin
PROPERTIES®

FINANCIAL OVERVIEW

44%
Revenue



8%
Net
asset
value



33%
Profit
for the
period



28%
Earnings
per share



29%
Headline
earnings
per share



COMMENTARY

CORPORATE OVERVIEW

Balwin is South Africa's leading residential property developer of large-scale, sectional title estates with a focus on high quality, environmentally efficient and affordable apartments with an innovative lifestyle offering for residents.

Estates typically consist of between 1 000 and 3 500 sectional title residential apartments located in the targeted nodes of Johannesburg, Tshwane, the Western Cape and KwaZulu-Natal. Larger estates are developed where market demand allows. An increasing number of larger-scale developments have been introduced into Balwin's portfolio, particularly in the Green Collection brand where the economies of scale allow for the desired affordability of the apartments.

Balwin estates offer secure and conveniently located, one-, two-, and three-bedroom apartments which are designed to appeal to a wide range of home buyers and investors. Apartments include modern fitted kitchens, prepaid water and solar assisted electricity, eco-friendly fittings and appliances, and are all fibre enabled through Balwin's subsidiary fibre business.

Sustainable building is at the heart of the development process. All Balwin's apartments are built to EDGE Advanced certification, and the lifestyle centres are constructed to Six-Star Green rating and Net Zero Carbon Omission as certified by the Green Building Council of South Africa (GBCSA). This commitment to environmentally sustainable building allows for significant savings to our customers through reduced utility costs together with potential savings on their mortgage bonds through the Green Bonds offering, which currently affords clients an interest rate reduction in their mortgage bonds by most of the major financial institutions. This has been supported by the addition of the Market Accelerator for Green Consumption program (MAGC) concessional funding, which provides clients a 3% rebate on their mortgage bond owing to EDGE certification. Further detail is provided in the sustainable building practices section on pages 6 to 7.

Lifestyle centres are an integral part of Balwin's developments with facilities offered as all-inclusive value-added services. These lifestyle centres typically include a wellness spa, restaurant, gym, squash court(s), action sports field(s), games room, cinema room, swimming pools, playgrounds, laundromat and concierge services. An exciting extension of the lifestyle offering has been the addition of increasingly popular padel courts at certain developments, now available at six estates across the portfolio.

GROUP STRUCTURE

The group consists of the traditional build-to-sell residential property development business and has been enhanced by the establishment of Balwin Annuity which complements the core development offering. The annuity businesses were introduced during the 2023 financial year to progress the group by offering products that complement the residential lifestyle and thereby offer an improved lived experience for clients. From a commercial perspective, they provide a stable earnings profile, helping to balance the cyclical and sensitive nature of the build-to-sell model and contribute to greater financial stability for the group.

Included in the consolidated financial statements of the group are the results of The Balwin Foundation NPC (The Balwin Foundation), a non-profit company incorporated and domiciled in

South Africa. Although not a subsidiary, The Balwin Foundation has been consolidated as it is controlled by the group owing to its ability to appoint the directors of The Balwin Foundation. The Balwin Foundation supports and empowers the younger generation and previously disadvantaged to gain greater knowledge and skills through technical vocational education and training of industry-related trades as well as providing opportunities to local communities through sport.

The service offerings within Balwin Annuities are described below:

BALWIN ANNUITY

Information, Communication and Technology	Green Living	Mortgages and re-sales	Real Estate
Ownership: 50%	Ownership: 100%	Ownership: 100%	Ownership: 100%
Service offerings: Rental of fibre infrastructure Provision of internet services Provision and maintenance of access control technology Digital advertising and cellular tower infrastructure (#)	Service offerings: Renewable solar energy solutions Utility metering services Water treatment solution	Service offerings: Bond origination Re-sale of Balwin apartments Client vetting and payment gateway solutions	Service offerings: Apartment rentals Ownership and management of Lifestyle assets Ownership of The Blyde hotel (supported by external operator) Ownership of head offices (Johannesburg and KwaZulu-Natal) Rental of padel facilities through profit share arrangement with ancillary padel services (*)

(#) 100% ownership by Balwin

(*) 75% ownership of padel businesses

COMMENTARY continued

BALWIN PROPERTIES

Balwin's business model comprises three distinct Collections, all located in high-density, high-growth nodes across key metropolitan areas. Balwin benefits from economies of scale and in-house construction management while retaining flexibility throughout individual phases of large developments. All estates are developed on a phase-by-phase basis, and the dynamic nature of the product enables Balwin to control the pace of its developments or change the block design configuration in response to changing market conditions and customer demands.

THE GREEN COLLECTION

Targeting lower income residents than the Classic Collection, the Green-branded developments offer apartments priced from R599 900 to R1 519 900. These developments enjoy a distinct architecture and high-quality standards which are synonymous with Balwin, also offering residents access to traditional lifestyle facilities.

THE CLASSIC COLLECTION

The Classic Collection is Balwin's core development model comprising four-storey, walk-up apartments. The apartments are targeted at the country's growing middle-income market with prices ranging from R719 910 to R2 899 900 and offer secure, affordable, high quality and environmentally friendly developments with an emphasis on lifestyle offerings to residents.

THE *Signature* COLLECTION

The Signature Collection comprises three developments: The Polofields, Munyaka Lifestyle Centre (both located in Waterfall, Johannesburg) and Izinga Eco Estate (Umhlanga, KwaZulu-Natal). Apartments in the Signature Collection are built to higher specifications with luxurious finishes and are priced from R899 900 to R10 999 900.



COMMENTARY continued

OPERATIONAL REVIEW

Balwin's results for the six months ended 31 August 2025 (the period) reflect improved macro-economic conditions. Whilst global trade risks and weak GDP growth prevail, the moderation of inflationary pressures and a cautious easing of interest rates of 50 basis points over the period by the Reserve Bank have positively supported consumer demand, enhanced loan affordability, and stimulated increased investment in fixed property.

The market improvement has created a more supportive environment for residential property development. During the period, the group maintained its focus on the construction and timely handover of quality apartments and ensuring that development activity is prudently aligned with sales trends.

Complementing its core development activities, Balwin's commitment to energy efficiency and sustainable living remains central to its long-term strategy. The sustainability initiatives reinforce the group's environmental responsibility while delivering meaningful benefits to clients. Furthermore, Balwin's green building practices enable clients to access preferential mortgage bond rates through green bond products offered by leading financial institutions and access to the International Finance Corporation's MAGC concessional finance plans, thereby enhancing affordability and stimulating demand.

Management continued to implement the following key measures during the period:

- Accelerating the rate of construction of apartments to match the improved rate of sales, whilst ensuring alignment of this key principle to preserve cash flows;
- Construction cost engineering with the aim of managing construction costs sensibly without compromising on quality standards;
- Limiting the use of sales incentives in response to improved market conditions;
- Utilising sport as a marketing initiative to enhance the Balwin brand in a manner more cost effective than traditional marketing measures; and
- Reducing operating expenditure, wherever practical, and tightening of overhead costs of the group.

Balwin recognised 928 apartments in revenue for the period, a 45% increase from the 640 apartments recognised in revenue for the prior period. The increase in apartments recognised was the catalyst for revenue growth of 44% from the prior period. The group also strengthened its forward sales position by 38% to record 1 028 apartments sold beyond the reporting period (August 2024: 743).

The group achieved a marginal decrease in gross margin to 29% (August 2024: 32%), with the gross margin recognised from the sale of apartments remaining stable at 23% (August 2024: 23%). Operating costs were tightly controlled resulting in a 35% increase in operating profit of the group.

The group recorded an increase in developments under construction at period end, primarily driven by elevated construction and development costs as the business gears up for increased activity in the latter half of the financial year together with the commencement of the next phase of infrastructure required for Mooikloof Smart City.

The business closed the period with a healthy cash position and continues to closely monitor, manage and plan cash flows into the foreseeable future.

Debt levels and bank covenants at period-end were within the required thresholds. The group intends to prioritise the reduction of debt in the medium term as part of the board's emphasis on appropriate cash management and capital structure optimisation.

Apartments recognised in revenue in the period

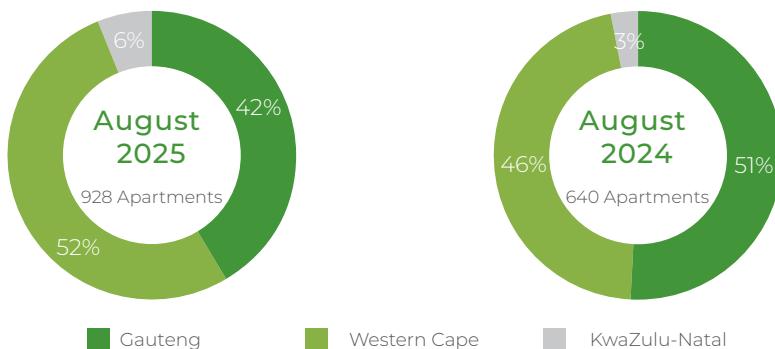
Development	Region	Collection	Apartments recognised in revenue
De Aan-Zicht	Western Cape	Classic	182
The Huntsman	Western Cape	Classic	144
De Kuile	Western Cape	Classic	85
Greenbay	Western Cape	Green	75
Munyaka	Gauteng	Classic	65
Thaba Eco Village	Gauteng	Classic	55
Greenlee	Gauteng	Green	52
The Reid	Gauteng	Classic	41
The Whisken	Gauteng	Classic	41
Mooikloof Eco-Estate	Gauteng	Classic	36
Ballito Hills	KwaZulu-Natal	Classic	36
Greenkloof	Gauteng	Green	31
Greencreek	Gauteng	Green	27
The Blyde	Gauteng	Classic	23
Izinga Eco Estate	KwaZulu-Natal	Signature	16
The Polofields	Gauteng	Signature	16
Greenpark	KwaZulu-Natal	Green	2
Munyaka Lifestyle Centre	Gauteng	Signature	1
			928

COMMENTARY continued

Apartments recognised in revenue by region

Region	Apartments recognised in revenue	
	August 2025	August 2024
Western Cape	486	295
Gauteng	390	326
KwaZulu-Natal	52	19
	928	640

Apartments by region



Regional trends demonstrate the Western Cape surpassing Gauteng as the group's leading revenue contributor in terms of the number of apartments recognised in revenue. The region recorded 486 apartments (August 2024: 295), a 65% increase in apartments and growing its contribution to 52% (August 2024: 46%) of total apartments.

Demand for the group's Classic apartments at De Aan-Zicht, (Milnerton) and The Huntsman (Somerset West) remains strong and are well supported by continued pleasing sales at De Kuile (N1 Corridor) and Greenbay (Gordon's Bay), the only Green Collection development in the Western Cape. The first handovers at Suikerbos (Milnerton) are scheduled for the second half of the financial year. Progress at De Buurt (Milnerton) is on track, with initial handovers expected in the 2027 financial year, coinciding with the conclusion of De Aan-Zicht.

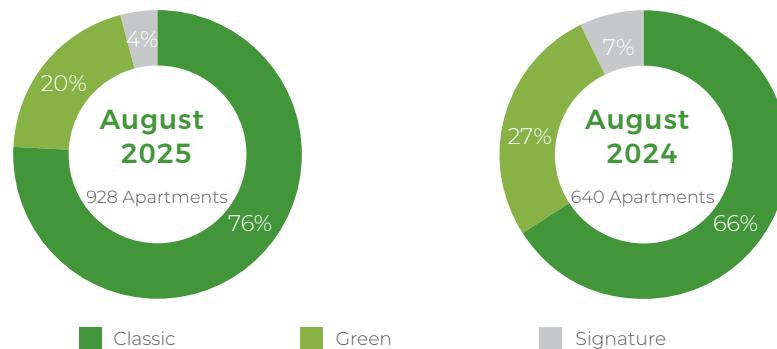
Gauteng contributed 390 apartments to revenue (August 2024: 326), a 20% increase in sales volume from the prior period with Munyaka (Waterfall) continuing to be the flagship sales development in the node.

Ballito Hills (Ballito) and Izinga Eco Estate (Umhlanga) contributed a combined 52 apartments (August 2024: 19), growing its revenue contribution to 6% (August 2024: 3%). The group continues to navigate town planning and council delays in the region, specifically with respect to approvals at Izinga Eco Estate. The first apartment handovers at Shongweni Eco-Park (Westown), an eco-estate on the outskirts of Hillcrest, are planned for late in the 2026 financial year.

Apartments recognised in revenue by Collection

Region	Apartments recognised in revenue	
	August 2025	August 2024
Classic	708	424
Green	187	175
Signature	33	41
	928	640

Apartments by Collection



The Classic Collection apartments once again proved to be the most popular in Balwin's stable, with 708 apartments recorded in revenue (August 2024: 424). The Collection's contribution to total apartments recognised in revenue increased to 76% (August 2024: 66%).

The Green Collection increased its contribution of apartments recognised in revenue to 187 (August 2024: 175), supported by the continued success at Greenbay (Gordon's Bay).

The sales performance of the Signature Collection developments was materially in line with the prior period with 33 apartments recorded in revenue (August 2024: 41). The group currently has no plans to expand the Signature Collection brand.

COMMENTARY continued

Apartments recognised in revenue by apartment type

The popularity of one- and two-bedroom apartments remained steady and comprised the bulk of apartments recognised in revenue at 74% (August 2024: 73%), with larger three-bedroom apartments comprising the balance of 26% (August 2024: 27%).

Apartments pre-sold

The group has pre-sold 1 028 (August 2024: 743) apartments beyond the reporting period and has not included these apartments in revenue.

Balwin Annuity

Balwin Annuity delivered revenue growth of 55% to R101.5 million (August 2024: R65.7 million), increasing its 8.3% (August 2024: 7.7%) contribution to group revenue, consistent with the prior period.

Balwin Annuities continues to advance its strategy of diversifying group income and generating recurring financial contributions beyond the traditional development and sales cycle. At the same time, it enhances the client experience and promotes a more cost-effective lifestyle. Additional intangible benefits include stronger customer acquisition and retention, which enhance estate appeal, establish a competitive moat, and support a pricing premium for residential sales.

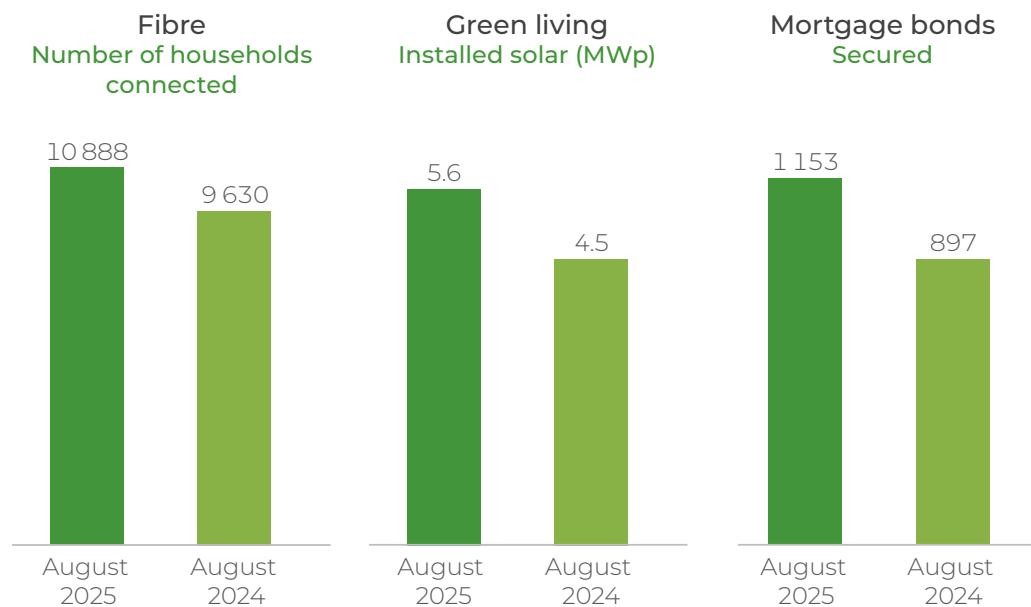
Information, communication and technology services remain the largest contributor to Balwin Annuity, driven primarily by the installation and supply of fibre networks. Effective 1 March 2025, a subscription agreement was entered into between Balwin Annuity and the non-controlling interest shareholder of Balwin Information and Communication Technology Proprietary Limited, whereby the effective shareholding of the non-controlling interest was increased to 50% at a value of R73.8 million, while Balwin retained operational control. This strengthened partnership provides long-term stability to the commercial relationship and reaffirms the premium long-term value of the fibre assets.

Balwin Annuity has maintained a cautious roll-out of its rental portfolio, with 70 additional apartments developed at The Eastlake (Johannesburg east), achieving a 93% occupancy ratio at period end. The remaining 56 apartments will be completed in the second half of the financial year, adding to the 215 rental apartments at Greenpark (Johannesburg east). Balwin has identified a pipeline of approximately 6 000 apartments on current land holdings earmarked for rental development.

Balwin Green Living provides sustainable utility solutions and metering services to body corporates, supporting the group's green building practices while helping residents to reduce utility costs. The business continues to perform well, though interim results were moderated by winter seasonality, which typically affects the performance of solar PV arrays. Financial contributions are expected to strengthen in the second half of the year, benefiting from the summer period.

Other businesses that have also contributed positively towards the group includes Balwin Maintenance and Balwin Mortgages.

Operational information	August 2025	August 2024
Fibre – number of households connected	10 888	9 630
Green living – installed solar (MWp)	5.6	4.5
Mortgage bonds secured	1 153	897



COMMENTARY continued

ACHIEVEMENTS

The quality and innovative architecture of Balwin's developments were again recognised at the recent Africa and Arabia Property Awards where the group received a further seven awards in the following categories:

- leaf Best apartment/condominium for South Africa for Thaba-Eco Village (Johannesburg south, Gauteng)
- leaf Best leisure architecture in South Africa for Suikerbos (Milnerton, Western Cape)
- leaf Best development marketing in South Africa for Shongweni Eco-Park (Westown, KwaZulu-Natal)
- leaf Best residential interior apartment in South Africa for The Whisken (Johannesburg north, Gauteng)
- leaf Best residential interior show home in South Africa for Munyaka penthouse (Waterfall, Gauteng)
- leaf Best sustainable residential development in South Africa for De Aan-Zicht (Milnerton, Western Cape)
- leaf Best developer website in South Africa

Balwin has to date received 60 international awards recognising the innovation and excellence of its developments.

Sustainable building practices

During the reporting period, Balwin continued its commitment to minimising environmental impact through innovation in design and building techniques. In addition to ongoing efforts to reduce carbon emissions, lower energy consumption, and expand renewable energy generation, water conservation remained a key priority, aligned with the group's objective of achieving EDGE Advanced certification across all developments.

Carbon emissions

The group tracks and reports on its carbon emissions, including scope 3 emissions. Emissions during the reporting period were as follows:

	August 2025 (tCO ₂ e)	August 2024 (tCO ₂ e)	Movement
Scope 1	376	240	136
Scope 2	555	1 870	(1 315)
Scope 3	22 105	11 720	10 454

The growth in scope 1 and 3 emissions were largely driven by increased construction activity, owing to an increase in top structure development as well as the continuation of the significant infrastructure investment in the Tshwane east node. Scope 2, however, showed a significant reduction due to the implementation of embedded generation and energy efficiency measures. This has resulted in a decrease in combined scope 1 and 2 emissions in line with our SBTi targets.

Reduction in energy consumption

A key aspect of Balwin's sustainability strategy is to ensure that the measures implemented during the construction process result in a more sustainable product for our clients. As part of this strategic drive, Balwin tracks the energy savings of constructed apartments. Apartments handed over during the interim period saved 0.3MWh of energy (which excludes the renewable energy generated) compared to conventional developments. This reduces the electricity demand impact on the national grid and saves our clients on their monthly electricity bills. The savings to clients across all developments are estimated at approximately R1.0 million over the six-month interim period.

Renewable energy generated

As part of Balwin's drive for sustainability, more than 5.6MWp of Solar PV has been deployed on Balwin developments since inception of its Green Living initiative. PV in the developments managed by Balwin Green Living has resulted in savings of more than R4.6 million to homeowners, with 1.7GWh of renewable energy produced during the interim period, which included three winter months of reduced PV performance.

Potable water saved

Drinking water is a critical resource in South Africa. Balwin monitors water savings achieved by its developments to ensure that measures implemented result in lower water consumption by homeowners, lowering utility bills and reducing the environmental footprint. 23ML of water was saved by apartments handed over during the interim period, which equates to a saving of approximately R0.6 million.

Treated water produced

During the interim period, Balwin had four wastewater treatment plants in operation at selected developments. These plants treat sewer water from the development for safe use in non-potable applications, further reducing the demand for potable water. In the reporting period, over 169ML of treated water was produced.

COMMENTARY continued

Green certifications

Balwin continued to achieve EDGE Advanced ratings on all apartments developed. EDGE Advanced certification requires an on-site energy saving of 40% or more, as well as a 20% saving in water usage, and embodied energy in material. This is an improvement on the basic EDGE certification, which requires savings of 20% on all three metrics.

During the reporting period, the focus has been on obtaining Post Construction Certificates and the preliminary certification of all apartments currently under construction has been completed. Balwin received 3 448 Post Construction Certificates during the period, with a similar number expected in the second half of the year. This brings Balwin's total preliminary EDGE certifications to 27 764 and Post Construction Certificates to 7 215. Balwin's efforts in this regard was again recognised by the IFC with EDGE Champion status.

Balwin pioneered the concept of Green Bonds in the residential property market, due to the scale of its EDGE and EDGE Advanced developments. As a result of the lower carbon footprint of the development, homeowners qualify for a reduced interest rate from most of the larger financial institutions. The total estimated savings to homeowners since the inception of the Green Bonds amount to approximately R456 million. The addition of the MAGC concessional funding, whereby clients can receive a 3% rebate on their mortgage bond owing to EDGE certification is an additional significant financial benefit to clients.

The group is in the process of obtaining certification for two Lifestyle Centres in line with the latest GBCSA Version 2 Greenstar Tool. Balwin's aim is to be the first developer in the country to achieve a 6-star rating through this tool, demonstrating its commitment to the sustainable residential developments.

Sustainability associations

As part of Balwin's drive to encourage all companies to embrace the ethos of sustainable building practices, the group sponsored the development of the new Green Star tool by the GBCSA.

Additionally, in support of the United Nations Development Programme, the group has continued its association with the Worldwide Fund for Nature (WWF) business network to collaborate and partner with leading Non-Government Organisations to further its sustainable development goals of "Building smart for a sustainable future" and "Building inclusive for an enriched South Africa".

FINANCIAL PERFORMANCE

Revenue

Group revenue totalled R1.2 billion (August 2024: R852.7 million), an increase of 44% from the prior interim period, reflecting the improved conditions in the residential housing market. Revenue was generated from the following sources:

	August 2025 (R'000)	August 2024 (R'000)	Movement (%)
Disaggregation of revenue by source:			
Revenue from the sale of apartments	1 122 006	741 071	51
Revenue from the sale of land	–	45 803	–
Revenue from Balwin Annuity	101 522	65 656	55
Donation income	606	176	244
	1 224 134	852 706	44

Group revenue growth was driven by a 51% increase in apartments sales to R1.1 billion, owing to a 45% rise in apartment handovers and supported by sales price growth achieved in the period.

The annuity portfolio delivered another pleasing performance, with revenue up 55% to R101.5 million (August 2024: R65.7 million), growing its 8.3% (August 2024: 7.7%) contribution to group revenue.

Balwin Foundation receives external donation income that contributes to the group revenue.

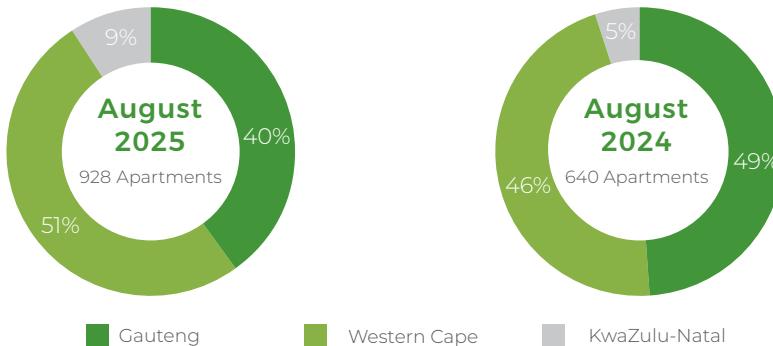
In the prior period, Balwin disposed of a land parcel at Mooikloof Smart City for the development of a shopping centre. No land sales occurred in the current period; however, the group remains committed to its strategy of selling land parcels at large-scale developments to partners offering complementary amenities such as retirement developments, schools, fuel stations, and retail facilities.

COMMENTARY continued

Analysis of revenue from the sale of apartments

Revenue from sale of apartments by region

Region	August 2025 (R'000)	August 2024 (R'000)	Movement (%)
Western Cape	576 782	339 428	70
Gauteng	447 354	367 240	22
KwaZulu-Natal	97 870	34 403	184
	1 122 006	741 071	51



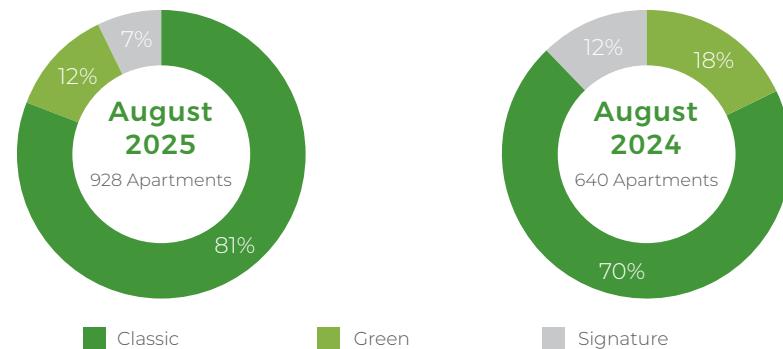
The Western Cape regained its position as the largest contributor to group revenue, accounting for 51% of sales and delivering revenue growth of 70% to R576.8 million (August 2024: R339.4 million). All regional projects recorded strong sales, with standout performances at De Aan-Zicht (Milnerton) and The Huntsman (Somerset West). The first handovers at Suikerbos (Milnerton) are scheduled for the second half of the year and are expected to further support regional revenue, underpinned by a solid forward sales position of 251 apartments. The addition of Suikerbos will increase the number of active developments in the node to five, with further investment planned to support the nodal pipeline.

Although Gauteng's contribution to group revenue reduced to 40% (August 2024: 49%), the node achieved revenue growth of 22% to R447.4 million, supported by a broad-based improvement in sales performance across most developments. Management remains optimistic about the long-term sustained demand in the Gauteng region. Gauteng currently has 11 active developments across Johannesburg (seven) and Tshwane (four).

KwaZulu-Natal was the smallest contributor to revenue from the sale of apartments at 9% (August 2024: 5%). Performance at Izinga Eco Estate (Umhlanga) was constrained by municipal approval delays, resulting in only 16 apartment handovers during the period.

Revenue from sale of apartments by Collection

Collection	August 2025 (R'000)	August 2024 (R'000)	Movement (%)
Classic	904 673	520 487	74
Green	139 911	133 775	5
Signature	77 422	86 809	(11)
	1 122 006	741 071	51



The Classic Collection delivered a 74% increase in revenue to R904.7 million (August 2024: R520.5 million), contributing 81% of group revenue (August 2024: 70%). This strong performance was driven by robust sales in the Western Cape, where developments are predominantly Classic Collection.

The Green Collection recorded modest revenue growth of 5% to R139.9 million (August 2024: R133.8 million) but its contribution declined to 12% (August 2024: 18%), impacted by the dominance of Classic Collection sales.

The Signature Collection contributed 7% of revenue (August 2024: 12%) and, in line with strategy, remains the smallest segment of the portfolio.

COMMENTARY continued

Average selling prices

Apartment selling prices are influenced by various factors, including construction input costs, regional supply and demand dynamics, and prevailing market conditions. Prices are reviewed regularly to account for these changing variables and to maintain a sales pace aligned with the rate of construction.

Average selling prices are influenced by the sales mix of apartment types within a development (one-, two-, or three-bedroom units) and by the apartment Collection (Green, Classic, or Signature). Therefore, comparisons of movements in average selling prices are only meaningful when analysed by apartment type and within the corresponding Collection.

Selling prices for Signature Collection apartments are not analysed in this manner, as they are unique to each development. Consequently, these prices are reviewed at the individual development level.

THE CLASSIC COLLECTION

	Average selling price (Rands incl. VAT) August 2025	Selling price growth (%)
1-bedroom	1 066 257	6
2-bedroom	1 567 258	5
3-bedroom	2 077 937	5

The Classic Collection delivered strong sales price performance during the period. Following an improvement in residential property market conditions, the group strategically reduced sales incentives previously offered to stimulate demand. This approach achieved the intended outcome, reflected in the notable growth in selling prices.

From a regional perspective, the Western Cape was the primary driver of this growth, contributing 57% of total Classic Collection revenue. The region's three active developments – De Aanzicht (Milnerton), De Kuile (N1 Corridor), and The Huntsman (Somerset West) – achieved an average price increase of approximately 7% across all apartment types compared to the prior interim period.

One-bedroom apartments accounted for 47% of total Classic Collection sales (August 2024: 43%), in line with the strategy for this apartment type to comprise roughly half of each block configuration. These apartments recorded a healthy 6% price increase, supported by sustained demand for affordable housing. In addition to the Western Cape developments, strong sales performance was also recorded at Munyaka (Waterfall) and The Blyde (Tshwane east), where lifestyle-oriented lagoon developments continue to attract both homeowners and investors.

Two- and three-bedroom apartments within the Classic Collection achieved 5% price growth respectively, with regional trends again led by the Western Cape's robust performance.

THE GREEN COLLECTION

	Average selling price (Rands incl. VAT) August 2025	Selling price growth (%)
1-bedroom	716 519	3
2-bedroom	1 087 366	9
3-bedroom	1 365 902	8

The Green Collection delivered strong sales growth compared to the prior period, driven primarily by strong price performance in the larger two- and three-bedroom apartments. The standout performer within the Collection was Greenlee (Johannesburg east), which achieved an impressive 9% average increase in selling prices.

Further upward momentum in the average selling price was influenced by the temporary suspension of construction at Greenpark (Johannesburg east) while the group evaluated converting the remaining phases to a rental model. Although the decision was ultimately made to continue under the build-to-sell model and resume construction, the temporary removal of Greenpark, traditionally the lowest-priced development in the Collection due to its location, contributed to the higher overall average selling prices recorded.

The sales mix within the Green Collection remained largely consistent with the prior period, reflecting the underlying block configuration. One-bedroom apartments continued to dominate sales at 51% (August 2024: 45%), followed by two-bedroom apartments at 37% (August 2024: 41%), with three-bedroom apartments accounting for the remaining 12% (August 2024: 15%).

COMMENTARY continued

Analysis of revenue from Balwin Annuity

Balwin Annuity reported revenue of R101.5 million (August 2024: R65.7 million), representing strong year-on-year growth of 55% and underscoring the resilience and scalability of the annuity model.

Rental of electronic communication and internet services remains the largest contributor, accounting for 43% (August 2024: 53%) of annuity revenue and providing a stable, recurring income base. Revenue from this sector grew 24% period-on-period, with the lower proportional contribution reflecting growth across other annuity businesses during the period supported by a diversified portfolio spanning commercial and residential rentals, bond origination services, and solar infrastructure solutions.

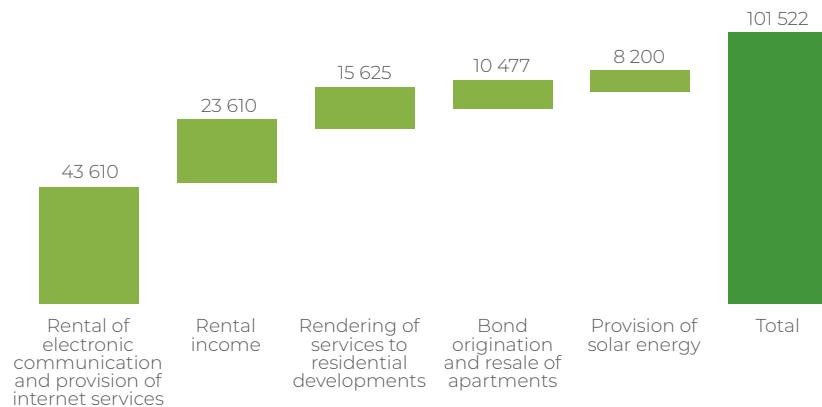
Rental income increased by 53% from the prior period to contribute 23% of annuity revenue, driven by the successful rollout of apartments at The Eastlake (Johannesburg east), the group's first bespoke rental development and enhancing the existing rental portfolio alongside Greenpark (Johannesburg east).

Additional revenue streams were generated from the maintenance business, digital advertising, cellular tower infrastructure, padel facilities at Thaba Eco Estate (Johannesburg south) and related padel retail sales demonstrating Balwin's ability to identify and capture emerging lifestyle trends. The maintenance business is critical in safeguarding clients' investments and preserving the long-term value in Balwin's developments.

Shortly after period end, the group opened its first indoor padel facility at Munyaka (Waterfall, Johannesburg), which is expected to support revenue growth.

Revenue from solar energy and bond origination services grew by approximately 60% from the prior period, maintaining their respective contributions to total annuity revenue.

Collectively, these businesses strengthen the annuity platform, positioning it for sustained growth and long-term shareholder value.



Gross profit

The gross profit margin of the group marginally decreased to 29% (August 2024: 32%). In the prior interim period, the group reported a strong gross margin from the sale of land. No land sales occurred in the current period, and this isolated transaction is the primary contributor to the reduction in the gross margin performance for the period.

The gross profit margin is presented below:

	August 2025 R'000	August 2024 R'000
Gross profit*		
Gross profit from sale of apartments	252 315	171 289
Gross profit from Balwin Annuities	97 245	65 470
Gross loss from the Balwin Foundation	(682)	(1 102)
Gross profit margin	29%	32%
Gross profit margin from sale of apartments	23%	23%
Gross profit from Balwin Annuities	96%	98%

* Excludes the non-recurring items of sale of land as recorded in the prior period.

The gross profit margin from apartment sales remained stable with the prior period at 23%. The Western Cape continued to deliver strong margins, while margin pressure persisted in Gauteng and KwaZulu-Natal.

Gross margin performance of the group was supported by increased contributions from Balwin Annuity which recorded a 49% rise in gross profit. Owing to the nature of these businesses, a different accounting methodology applies compared to apartment sales. Only Balwin Connect and Balwin Technik recognise a cost of sales, while the remaining annuity entities incur primarily administrative expenses, which are recorded as operating costs. This distinction is discussed further in the commentary on operating expenses.

For a detailed breakdown of the contributors to annuity group revenue and gross profit, refer to the Revenue section of this report.

The Balwin Foundation recorded a marginal gross loss for the period, as management ensured continued support for its beneficiaries. Key initiatives included student bursaries, vocational training programmes, community sports sponsorships, and assistance for early childhood development centres.

COMMENTARY continued

Operating expenses and net investment costs

Consolidated operating expenditure incurred by the group amounted to R193.1 million, a 24% increase from the prior interim period. The table illustrates the cost basis of the company and annuity contributions:

	August 2025 R'000	August 2024 R'000	Movement (%)
Balwin Properties (the company)	123 943	116 206	7
Fixed expenditure	79 872	80 798	(1)
Depreciation and amortisation	7 533	13 239	(43)
Performance linked expenditure	5 832	–	100
Variable expenditure*	30 706	22 169	39
Balwin Annuities (including Balwin Foundation)	69 125	38 873	78
Total operating expenditure	193 068	155 079	24
Operating expenditure to revenue ratio	15.8%	18.2%	

* Variable expenditure includes sales related costs such as sales commissions, marketing and other sales activity related costs.

At a company level, the total operating expenditure increased by 7% to R123.9 million. The company continued its significant focus on cost containment and reduced its fixed costs by 1% from the prior period. Variable expenditure increased by 39% in response to the 44% increase in revenue reported for the period.

Allowance has been made for performance-linked incentives for all staff as the minimum measures contained in the group's performance scorecard are forecasted to be achieved.

The annuity businesses' operating costs increased by 78% from the prior period to R69.1 million, due to increased operational activity. As noted in the gross margin analysis, most of the annuity businesses do not record any cost of sales, as the costs incurred in these businesses are administrative and therefore accounted for as operating expenses.

The total operating expenditure revenue ratio reduced from the prior corresponding period to reflect 15.8% (August 2025: 18.2%). This reduction is due to the increased revenue activity noted and supported by the ongoing cost containment measures. This discipline remains a focus area for the group.

Profit for the period

The group recorded a profit after taxation of R102.4 million, an increase of 33% over the prior period.

Earnings

Earnings per share and headline earnings per share increased by 28% and 29% respectively to 20.91 cents.

Property, plant and equipment and investment property

Property, plant and equipment increased to R443.0 million (February 2025: R421.6 million), mainly as a result of ongoing investment in solar assets and the continued rollout of fibre infrastructure within Balwin Annuity, and offset by the depreciation charge for the period.

The group holds R374.5 million (February 2025: R325.1 million) of investment property, with the increase attributable to the continued development of The Eastlake (Johannesburg east), the first bespoke project in the strategic expansion of the rental portfolio.

There were no fair value adjustments recorded to investment property in the period. In accordance with the group accounting policy, the investment properties will be valued at financial year end.

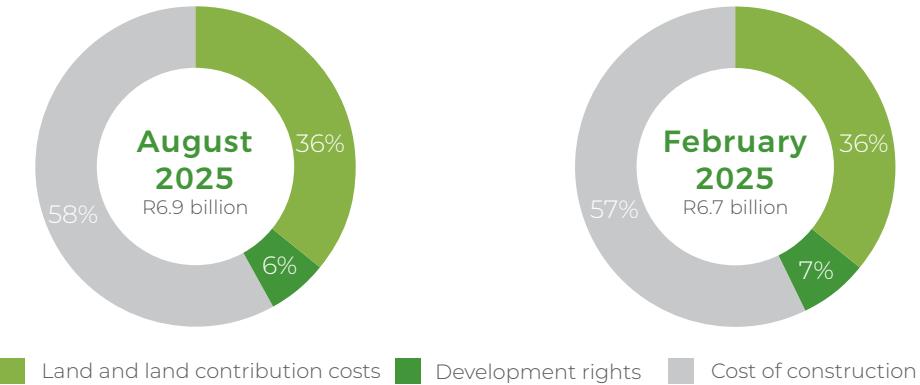
Developments under construction

Developments under construction, which comprise the value of land and infrastructure costs, development rights and construction costs, increased by R229.8 million to R6.9 billion from February 2025.

The group continues to carefully manage its development pipeline and did not register any additional land in the period, in line with its strategic focus of developing the existing pipeline of projects. However, the group remains alert to new opportunities in the Western Cape, where sustained demand for the Balwin product continues to be evident.

COMMENTARY continued

Contribution from total developments under construction



Cost of construction accounts for 58% (February 2025: 57%) of developments under construction with land and land contribution costs remaining stable at 36% of the total. The balance of 6% (February 2025: 7%) pertains to rights assigned to Balwin to develop its portfolio located in Waterfall, Johannesburg.

A significant contributor to the increase in capitalised development costs pertains to the next phase of infrastructure required for the Mooikloof Smart City node which commenced in the period and required extensive road upgrades, storm water solutions, water capacity and electrical infrastructure. In total, R71.3 million was invested in infrastructure in the six-month period.

The remainder of the increase in developments under construction primarily reflects costs related to site preparation for apartment handovers scheduled in the second half of the year. This heightened activity is supported by strong pre-sales and forward sales forecasts, with costs distributed relatively evenly across the 20 active sites.

Capital management

Liquidity

Cash management and utilisation remain a priority for the group and is overseen by the Treasury committee.

The group generated cash of R128.9 million from operations in the period. R75.3 million was invested in capital assets, primarily through the costs incurred for the solar and fibre assets as well as the continuation of the construction at The Eastlake, the first development of the rental portfolio. The group reduced its exposure to financing activities by R5.0 million during the period as it balanced its intent to reduce debt with the necessary liquidity support.

The group closed the period with a cash balance of R303.4 million.

	August 2025 R'000	February 2025 R'000
Cash and cash equivalents	303 406	254 812

The cash and cash equivalents on hand exceeds funding covenants and thresholds set by the board.

In managing group liquidity, the relationship between the rate of construction and the rate of sales is paramount and ensuring the appropriate alignment of these factors is managed at an executive level.

Funding

The board actively manages the group's debt exposure relative to debt covenants and the treasury policy. The group's loan-to-value ratio reduced to 39.3% (February 2025: 40.4%). It is noted that the only assets that are fair valued are the investment properties within the annuity group. This asset constitutes 5% of the group's asset base. Accordingly, 95% of the group's assets, including the material development under construction, are measured at cost with no fair value adjustments. The group complied with all lender covenants at financial year end.

Debt reduction is a key medium-term objective of the board as part of its focus on appropriate cash management and capital structure optimisation.

	August 2025 R'000	February 2025 R'000
Development loans	2 305 372	2 286 557
Investment facilities	941 379	965 153
Finance lease obligations	848	1 451
Total interest-bearing debt	3 247 599	3 253 161
Tangible assets	8 260 557	8 056 200
Loan to value	39.3%	40.4%

Despite the infrastructure investment in the Tshwane east region during the period, the group effectively managed the associated cash flow internally and did not utilise the existing IFC facility. As at period end, the group maintained access to R322.1 million under this facility.

COMMENTARY continued

Dividend

Following a careful review of interim trading conditions, the board has resolved not to declare a dividend for the 2026 interim period (August 2025: no interim dividend declared). In the current environment, the board's priority remains the prudent allocation of capital towards reducing the group's debt exposure.

The board will reassess the potential declaration of a dividend at the conclusion of the 2026 financial year.

Prospects

The continued cycle of interest rate reductions has supported demand in the residential property market, in line with expectations, as reflected in the increase in sales activity in the period. The prevailing economic and political landscape remains uncertain, which exerts pressure on the demand for residential property ownership. The group believes that there is potential for further interest rate cuts which would continue to drive a recovery in the residential property market, but acknowledges the cautious stance currently being maintained by the Reserve Bank.

Operational and development-related cost containment remains a central priority for the group. Management is committed to driving efficiencies across all areas of the business to support sustained growth in both gross margin and operating profit margin. By maintaining disciplined financial management and optimising resource allocation, the group seeks to enhance returns on invested capital, strengthen its balance sheet, and create long-term value for stakeholders.

The group's capital structure remains a key focus area, with a strategic objective to reduce debt exposure and associated borrowing costs, while maintaining disciplined cash management. This objective must be carefully balanced with the need to sustain an optimal development pipeline across operating nodes, as evidenced by the recent expansion of the development portfolio in the Western Cape. Debt reduction is being actively pursued through continued engagement with local councils and government bodies to secure sustainable capital solutions for infrastructure rollouts, as well as through the identification and potential disposal of select land parcels and non-core assets. Proceeds from these initiatives will be directed towards further reducing debt and strengthening the group's financial position.

The group is cautiously advancing plans to introduce rental developments by utilising existing land parcels to establish a dedicated rental portfolio within its wholly owned subsidiary, Balwin Rentals Proprietary Limited. A prospective portfolio of approximately 6 000 apartments has been identified on land already owned by the group. The addition of this more defensive asset class is expected to diversify revenue streams, enhance annuity income and complement the cyclical nature of the build-to-sell development business, while also improving the utilisation of existing unused land holdings. The roll-out of the rental portfolio will be carefully managed with due consideration of the group's capital structure.



BALLITO HILLS



DE AAN-ZICHT

PIPELINE REPORT – BUILD-FOR-SALE

Development	Balwin Collection	Status ^(*)	Total apartments in the development	Total apartments sold	Total apartments registered	Total apartments recognised in revenue	Total apartments sold but not recognised in revenue	Total unsold apartments	Balwin pipeline
Johannesburg, Waterfall									
The Polofields	Signature Collection	A	1 512	1 138	1 120	1 123	15	374	389
Munyaka Lifestyle Centre	Signature Collection	A	92	85	85	85	–	7	7
Munyaka	Classic Collection	A	2 220	1 297	1 265	1 268	29	923	952
Munyaka Village	Classic Collection	I	2 688	–	–	–	–	2 688	2 688
Total			6 512	2 520	2 470	2 476	44	3 992	4 036
Johannesburg east									
The Reid	Classic Collection	A	1 332	1 081	1 062	1 065	16	251	267
Greenlee	Green Collection	A	1 908	995	961	973	22	913	935
Greenpark	Green Collection	A	1 041	687	679	679	8	354	362
Total			4 281	2 763	2 702	2 717	46	1 518	1 564
Johannesburg north									
The Whisken	Classic Collection	A	1 346	552	532	534	18	794	812
Total			1 346	552	532	534	18	794	812
Johannesburg south									
Majella Park	Classic Collection	I	280	–	–	–	–	280	280
Thaba Eco Village	Classic Collection	A	1 644	598	576	592	6	1 046	1 052
Total			1 924	598	576	592	6	1 326	1 332
KwaZulu-Natal, Ballito									
Ballito Hills	Classic Collection	A	1 320	1 043	1 023	1 026	17	277	294
Ballito Creek	Classic Collection	I	1 172	–	–	–	–	1 172	1 172
Total			2 492	1 043	1 023	1 026	17	1 449	1 466
KwaZulu-Natal, Umhlanga									
Izinga Eco Estate	Signature Collection	A	1 635	382	361	365	17	1 253	1 270
Izinga Views	Classic Collection	I	888	–	–	–	–	888	888
Greenlake	Green Collection	I	1 420	–	–	–	–	1 420	1 420
Total			3 943	382	361	365	17	3 561	3 578
KwaZulu-Natal, Westown									
Shongweni - Eco Park	Classic Collection	A	1 260	53	–	–	53	1 207	1 260
Total			1 260	53	–	–	53	1 207	1 260

Pipeline Report – Build-for-Sale continued

Development	Balwin Collection	Status ^(*)	Total apartments in the development	Total apartments sold	Total apartments registered	Total apartments recognised in revenue	Total apartments sold but not recognised in revenue	Total unsold apartments	Balwin pipeline
Tshwane east									
The Blyde	Classic Collection	A	2 532	1 290	1 281	1 284	6	1 242	1 248
Acacia Village	Classic Collection	I	982	–	–	–	–	982	982
Greencreek	Green Collection	A	1 892	724	712	713	11	1 168	1 179
Mooikloof Eco-Estate	Classic Collection	A	1 100	194	170	175	19	906	925
Mooikloof remainder	Classic Collection	I	2 374	–	–	–	–	2 374	2 374
Mooikloof Duplexes	Signature Collection	I	362	–	–	–	–	362	362
Greenkloof	Green Collection	A	2 400	296	284	286	10	2 104	2 114
Kloof Zicht	Signature Collection	I	250	–	–	–	–	250	250
Mooikloof Smart City	Green Collection	I	3 000	–	–	–	–	3 000	3 000
Mooikloof Smart City	Classic Collection	I	4 173	–	–	–	–	4 173	4 173
Total			19 065	2 504	2 447	2 458	46	16 561	16 607
Western Cape, Somerset West									
The Huntsman	Classic Collection	A	1 912	1 372	1 221	1 224	148	540	688
Greenbay	Green Collection	A	1 772	1 202	1 055	1 056	146	570	716
Total			3 684	2 574	2 276	2 280	294	1 110	1 404
Western Cape, Milnerton									
De Aan-Zicht	Classic Collection	A	1 352	1 250	1 061	1 064	186	102	288
De Buurt	Classic Collection	I	924	–	–	–	–	924	924
De Buurt Village	Classic Collection	I	126	–	–	–	–	126	126
Suikerbos	Classic Collection	A	1 046	251	–	–	251	795	1 046
Total			3 448	1 501	1 061	1 064	437	1 947	2 384
Western Cape, N1 Corridor									
De Kuile	Classic Collection	A	885	310	257	260	50	575	625
Total			885	310	257	260	50	575	625
Grand Total - Build-for-sale portfolio			48 840	14 800	13 705	13 772	1 028	34 040	35 068

(*) A – Active, I – Inactive, C - Complete

PIPELINE REPORT – RENTAL PORTFOLIO

Development	Balwin Collection	Status (*)	Total apartments in the development	Total apartments developed	Total apartments to develop	Total apartments occupied	Occupancy ratio (%)
Johannesburg east							
Greenpark	Green Collection	A	215	215	–	210	98%
The Klulee	Classic Collection	I	532	–	532	–	0%
The Eastlake	Classic Collection	A	154	98	56	91	93%
Northview	Classic Collection	I	132	–	132	–	0%
Total			1 033	313	720	301	96%
Tshwane east							
The Creek	Green Collection	I	1 764	–	1 764	–	0%
The Kloof	Green Collection	I	936	–	936	–	0%
Total			2 700	–	2 700	–	0%
KwaZulu-Natal, Umhlanga							
Izinga Village	Classic Collection	I	966	–	966	–	0%
Total			966	–	966	–	0%
Western Cape, Somerset West							
The Spruit	Green Collection	I	1 272	–	1 272	–	0%
Total			1 272	–	1 272	–	0%
Grand Total – Rental portfolio			5 971	313	5 658	301	96%

(*) A – Active, I – Inactive, C – Complete



RECONCILIATION OF HEADLINE EARNINGS

For the six months ended 31 August 2025

		Unaudited six months ended 31 August 2025	Unaudited six months ended 31 August 2024	Audited year ended 28 February 2025
Basic and headline earnings per share				
Basic	(cents)	20.91	16.34	49.74
Headline	(cents)	20.91	16.26	45.95
Diluted earnings	(cents)	20.90	16.34	48.20
Diluted headline earnings	(cents)	20.90	16.26	44.54
Tangible net asset value per share*	(cents)	941.37	870.63	905.52
Net asset value per share**	(cents)	946.03	875.05	910.20
Weighted average number of shares in issue	('000)	468 160	467 794	467 794
Net asset value	(R'000)	4 428 947	4 093 404	4 257 857
Tangible net asset value	(R'000)	4 407 105	4 072 733	4 235 959
Reconciliation of profit for the period to basic and headline earnings				
Profit for the period attributable to equity holders	(R'000)	97 879	76 414	232 678
Basic earnings	(R'000)	97 879	76 414	232 678
Adjusted for:				
– Loss/(profit) on disposal of property, plant and equipment and intangible assets	(R'000)	1	(343)	(16 689)
– Fair value gain on investment property	(R'000)	–	–	(6 659)
Headline earnings		97 880	76 071	209 330
Weighted average number of shares				
Weighted average number of shares in issue	('000)	468 160	467 794	467 794
Potential dilutive impact of share options	('000)	145	–	14 911
		468 305	467 794	482 704

* Calculated as the net asset value less intangible divided by the weighted average shares in issue.

** Calculated as the net asset value divided by the weighted average shares in issue.

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 31 August 2025

	Unaudited six months ended 31 August 2025 R'000	Unaudited six months ended 31 August 2024 R'000	Audited year ended 28 February 2025 R'000
Revenue	1 224 134	852 706	2 220 918
Cost of sales	(875 256)	(581 344)	(1 548 753)
Gross profit	348 878	271 362	672 165
Other income	773	114	25 779
Operating expenses	(193 068)	(155 079)	(350 949)
Operating profit	156 583	116 397	346 995
Investment income	9 212	11 450	17 616
Finance costs	(24 916)	(24 051)	(50 341)
Profit before taxation	140 879	103 796	314 270
Taxation	(38 489)	(26 886)	(80 246)
Profit for the period/year	102 390	76 910	234 024
Items that will not subsequently be reclassified to profit or loss			
(Loss)/profit on cash flow hedges	(4 875)	(1 228)	642
Taxation relating to items that will not be reclassified	1 316	332	(173)
Other comprehensive (loss) income for the period/year net of taxation	(3 559)	(896)	469
Total comprehensive income for the period/year	98 831	76 014	234 493
Profit attributable to:			
Owners of the parent	97 879	76 414	232 678
Non-controlling interest	4 511	496	1 346
	102 390	76 910	234 024
Total comprehensive income attributable to:			
Owners of the parent	94 320	75 518	233 147
Non-controlling interest	4 511	496	1 346
	98 831	76 014	234 493
Basic and diluted earnings per share			
Basic	(cents)	20.91	16.34
Diluted	(cents)	20.90	16.34
			49.74
			48.20

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 August 2025

	Unaudited as at 31 August 2025 R'000	Unaudited as at 31 August 2024 R'000	Audited as at 28 February 2025 R'000
Assets			
Non-current assets			
Property, plant and equipment	443 013	390 092	421 579
Investment property	374 476	220 375	325 149
Intangible assets	21 842	20 671	21 898
Loans to external parties	3 131	8 664	3 131
Other financial assets	–	39	1 909
Deferred taxation	4 893	2 490	6 360
	847 355	642 331	780 026
Current assets			
Developments under construction	6 909 034	6 535 654	6 679 202
Trade and other receivables	212 773	236 203	366 016
Loans to related parties	6 385	–	–
Development loans receivable	7 251	167	3 128
Current tax receivable	1 088	–	1 274
Cash and cash equivalents	303 406	242 778	254 812
	7 439 937	7 014 802	7 304 432
Total assets	8 287 292	7 657 133	8 084 458
Equity and liabilities			
Equity			
Share capital	672 619	669 406	669 483
Reserves	77 741	78 774	86 036
Retained income	3 657 984	3 341 433	3 497 697
Non-controlling interest	20 604	3 791	4 641
Total equity	4 428 948	4 093 404	4 257 857
Non-current liabilities			
Development loans and facilities	1 547 002	1 146 054	938 331
Lease liabilities	–	–	204
Other financial liabilities	2 966	–	–
Deferred taxation	353 084	350 624	356 912
	1 903 052	1 496 678	1 295 447
Current liabilities			
Development loans and facilities	1 699 749	1 924 184	2 313 379
Lease liabilities	848	1 866	1 247
Trade and other payables	229 261	126 634	180 165
Current tax payable	4 349	4 786	16 158
Employee benefits	21 085	9 581	20 205
	1 955 292	2 067 051	2 531 154
Total liabilities	3 858 344	3 563 729	3 826 601
Total equity and liabilities	8 287 292	7 657 133	8 084 458

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 31 August 2025

	Unaudited six months ended 31 August 2025 R'000	Unaudited six months ended 31 August 2024 R'000	Audited year ended 28 February 2025 R'000
Cash flows from operating activities			
Cash generated from operations	288 123	132 665	116 900
Interest received	9 212	11 450	17 616
Finance costs paid	(155 133)	(155 359)	(295 644)
Taxation paid	(13 316)	(9 316)	(50 333)
Net cash generated from/(used in) operating activities	128 886	(20 560)	(211 461)
Cash flows from investing activities			
Purchase of property, plant and equipment	(22 284)	(22 370)	(66 487)
Proceeds from disposal of property, plant and equipment	–	818	30 258
Purchases of investment property	(49 327)	–	(35 351)
Purchases of intangible assets	(3 722)	(2 037)	(7 043)
Proceeds from disposal of intangible assets	–	–	20
Loans granted to external parties	–	–	(2 121)
Net cash used in investing activities	(75 333)	(23 589)	(80 724)
Cash flows from financing activities			
Development loans raised and utilised	565 781	469 599	2 392 989
Developments loans repaid	(630 559)	(511 611)	(2 176 697)
Investment loans and general banking facilities repaid	(97 694)	(90 679)	(251 278)
Investment loans and general banking facilities raised and utilised	157 513	130 032	293 435
Payment on lease liabilities	–	–	(1 038)
Net cash (used in)/generated from financing activities	(4 959)	(2 659)	257 411
Total cash and cash equivalents movement for the period/year	48 594	(46 808)	(34 774)
Cash and cash equivalents at the beginning of the period/year	254 812	289 586	289 586
Total cash and cash equivalents at the end of the period/year	303 406	242 778	254 812

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 31 August 2025

	Share capital R'000	Cash-flow hedge reserve R'000	Share-based payment reserve R'000	Retained income R'000	Total attributable to equity holders of the group R'000	Non-controlling interest R'000	Total equity R'000
Balance as at 1 March 2024	657 514	925	82 297	3 265 019	4 005 755	3 295	4 009 050
Profit for the period	–	–	–	76 414	76 414	496	76 910
Other comprehensive income	–	(896)	–	–	(896)	–	(896)
Total comprehensive income for the year	–	(896)	–	76 414	75 518	496	76 013
Issue of shares from treasury	11 892	–	(11 892)	–	–	–	–
Share-based payment	–	–	8 339	–	8 339	–	8 339
Balance at 31 August 2024 (Unaudited)	669 406	29	78 745	3 341 433	4 089 612	3 791	4 093 403
Balance as at 1 March 2025	669 483	1 394	84 642	3 497 697	4 253 216	4 641	4 257 857
Profit for the period	–	–	–	97 879	97 879	4 511	102 390
Other comprehensive income	–	(3 559)	–	–	(3 559)	–	(3 559)
Total comprehensive income for the year	–	(3 559)	–	97 879	94 320	4 511	98 831
Transactions with non-controlling interest	–	–	–	62 408	62 408	11 452	73 860
Issue of shares from treasury	3 136	–	(3 136)	–	–	–	–
Share-based payment settled	–	–	(5 015)	–	(5 015)	–	(5 015)
Share-based payment	–	–	3 415	–	3 415	–	3 415
Balance at 31 August 2025 (Unaudited)	672 619	(2 165)	79 906	3 657 984	4 408 344	20 604	4 428 948

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 31 August 2025

1. BASIS OF PREPARATION

The interim consolidated financial statements have been prepared in accordance with the framework concepts and the measurement and recognition requirements of IFRS Accounting Standards and also as a minimum contains the information required by IAS 34: Interim Financial Reporting, and complies with the requirements of the Companies Act 2008 of South Africa, the South African financial reporting requirements and the JSE Listings Requirements. They have been prepared on the historical cost basis, except for certain financial instruments and investment property which are measured at fair value through profit and loss and the other financial asset and financial liability which are measured at fair value with hedge accounting applied. The interim consolidated financial statements are presented in South African Rands rounded to the nearest R'000, which is the company's functional and presentation currency. The accounting policies and methods of computation are in terms of IFRS Accounting Standards and are consistent with those of the consolidated financial statements at 28 February 2025. These interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes have been included to explain events and transactions that are significant to an understanding of the changes in the group's financial position and performance from the six-months ended 31 August 2025. The interim consolidated financial statements have been internally prepared under the supervision of JS Bigham in his capacity as chief financial officer. The interim consolidated financial statements have not been reviewed or audited by BDO, the group's external auditors.

	Unaudited six months ended 31 August 2025 R'000	Unaudited six months ended 31 August 2024 R'000	Audited year ended 28 February 2025 R'000
2. REVENUE			
Revenue from contracts with customers			
Revenue from the sale of apartments	1 122 006	741 071	1 997 196
Revenue from sale of land	–	45 803	45 803
Rental of electronic communication and provision of internet services	43 610	34 316	76 536
Provision of solar energy	8 200	8 276	23 449
Bond origination and resale of apartments	10 477	5 141	15 342
Rendering of services to residential developments	15 625	2 100	25 502
	1 199 918	836 708	2 183 828
Revenue other than revenue from contracts with customers			
Rental income	23 610	15 823	34 973
Donation income	606	176	2 117
	1 224 134	852 707	2 220 918

Revenue is derived principally from the sale of apartments, recognised once the control has transferred to the buyer. Revenue is measured based on consideration specified in the agreement with the customer and excludes amounts collected on behalf of third parties. Revenue from the sale of apartments is recorded net of any sales incentives. There is no significant judgement applied in determining revenue from contracts with customers.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

2. REVENUE (continued)

Revenue from the sale of apartments is disaggregated on a regional basis as well as per each development brand. The disaggregation is shown below:

	Unaudited six months ended 31 August 2025 R'000	Unaudited six months ended 31 August 2024 R'000	Audited year ended 28 February 2025 R'000
Disclosure of disaggregated revenue from the sale of apartments by region:			
Gauteng	447 354	367 240	945 129
Western Cape	576 782	339 427	889 851
KwaZulu-Natal	97 870	34 403	162 216
	1 122 006	741 071	1 997 196
Disclosure of disaggregated revenue from the sale of apartments by collection:			
Classic Collection	904 673	520 487	1 362 920
Green Collection	139 911	133 775	432 576
Signature Collection	77 422	86 809	201 700
	1 122 006	741 071	1 997 196
Disaggregation of revenue from contracts with customers			
Disclosure of timing of revenue recognition			
At a point in time			
Revenue from sale of apartments	1 122 006	741 071	1 997 196
Revenue from sale of land	–	45 803	45 803
Bond origination and resale of apartments	10 477	5 141	15 342
Rental of electronic communication and provision of internet services	1 288	1 729	3 059
Rendering of services to residential developments	5 405	938	71
	1 139 176	794 682	2 061 471
Over time			
Provision of solar energy	8 200	8 276	23 449
Rental of electronic communication	42 322	32 587	73 477
Rendering of services to residential developments	10 220	1 162	25 431
	60 742	42 025	122 357
Total revenue from contracts with customers	1 199 918	836 707	2 183 828

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

	Unaudited as at 31 August 2025 R'000	Unaudited as at 31 August 2024 R'000	Audited as at 28 February 2025 R'000
3. DEVELOPMENTS UNDER CONSTRUCTION			
Developments under construction	6 909 034	6 535 654	6 679 202
Developments under construction include the following:			
Cost of construction	3 974 357	3 669 379	3 803 123
Land and land contribution costs	2 549 403	2 387 837	2 416 002
Development rights	385 274	478 438	460 077
	6 909 034	6 535 654	6 679 202

Development rights pertain to the rights assigned to Balwin, including all the rights to use the Waterfall Fields properties in Johannesburg for the purpose of undertaking the developments located on those land parcels. Balwin does not hold title of the land located at Waterfall but rather the development rights.

The cost of developments under construction recognised as an expense in cost of sales during the current period was R869.7 million (August 2024: R579.9 million). Costs previously capitalised to developments under construction written off in the current year amount to R1.0 million (August 2024: Rnil). The carrying amount of land which acts as security for development loans advanced is R1 494.8 million (August 2024: R1 401.4 million).

A mortgage bond is in place over certain portions of land which acts as security for the development loans advanced.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

		Unaudited as at 31 August 2025	Unaudited as at 31 August 2024	Audited as at 28 February 2025
4. SHARE CAPITAL				
Authorised				
Ordinary share capital	('000)	1 000 000	1 000 000	1 000 000
Reconciliation of number of shares in issue:				
Opening balance	('000)	470 271	467 722	467 722
Adjustment to issued shares	('000)	–	–	(308)
Treasury shares issued to settle long-term incentive scheme	('000)	1 088	2 857	2 857
Total shares issued		471 359	470 579	470 271
Treasury shares		834	1 614	1 922
BEE shares issued		47 219	47 219	47 219
Closing balance	('000)	519 412	519 412	519 412
The BEE shares issued are treated as an in-substance option which is within the scope of IFRS 2: Share-based payment and accordingly, together with the treasury shares held, are not disclosed as accounting shares in issue.				
Issued:				
Ordinary shares	(R'000)	670 206	670 206	670 206
BEE shares	(R'000)	171 878	171 878	171 878
Treasury shares	(R'000)	(169 466)	(172 678)	(172 601)
	(R'000)	672 619	669 406	669 483
		Unaudited as at 31 August 2025 R'000	Unaudited as at 31 August 2024 R'000	Audited as at 28 February 2025 R'000
5. DEVELOPMENT LOANS AND FACILITIES				
Held at amortised cost				
Development loans		2 295 847	1 952 271	2 286 557
General banking facility		566 177	614 685	566 177
Investment loan facility		384 727	503 282	398 976
		3 246 751	3 070 238	3 251 710

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

5. DEVELOPMENT LOANS AND FACILITIES (continued)

Development Loans	Average nominal interest rates	Maturity date	Unaudited as at 31 August 2025 R'000
Non-current loans			
International Finance Corporation	JIBAR 3MTH + 2.70%	January 2034	677 995
First National Bank Limited	Prime less 0.25%	December 2026	76 125
Absa Bank Limited	Prime less 1.0%	March 2027	73 940
Investec Bank Limited	Prime	March 2027	133 213
Nedbank Bank Limited	JIBAR 3MTH + 3.285%	December 2026	57 288
Nedbank Bank Limited	JIBAR 3MTH + 3.291%	December 2026	71 368
Nedbank Bank Limited	JIBAR 3MTH + 3.344%	December 2026	14 322
Futuregrowth Asset Management Proprietary Limited	JIBAR 1MTH + 3.35%	Between September 2025 and August 2026	291 067
			1 395 318
Current loans			
Absa Bank Limited	Prime less 0.25%	Between September 2025 and August 2026	514 622
Absa Bank Limited	Prime less 0.75%	Between September 2025 and August 2026	100 000
Absa Bank Limited	Prime less 1.0%	Between September 2025 and August 2026	9 933
First National Bank Limited	Prime less 0.25%	Between September 2025 and August 2026	47 625
Investec Bank Limited	Prime	Between September 2025 and August 2026	10 331
Investec Bank Limited	Prime less 0.25%	Between September 2025 and August 2026	96 373
National Housing Finance Corporation Limited	Prime	Between September 2025 and August 2026	26 756
Futuregrowth Asset Management Proprietary Limited	JIBAR 3MTH + 3.75%	Between September 2025 and August 2026	40 115
Futuregrowth Asset Management Proprietary Limited	JIBAR 3MTH + 3.10%	Between September 2025 and August 2026	54 774
			900 529
Total development loans			2 295 847
Investment loans and general banking facilities			
Non-current loans			
Investec Bank Limited	Prime less 1.0%	June 2028	151 684
			151 684
Current loans			
Nedbank Limited	Prime	September 2025	50 000
Ninety One SA Proprietary Limited	JIBAR 3MTH + 4.50%	October 2025	516 177
Absa Bank Limited	Prime less 1.45%	No fixed terms of repayment	90 692
Nedbank Limited	JIBAR 3MTH + 2.476%	May 2026	101 942
Investec Bank Limited	Prime less 0.25%	December 2025	30 884
Investec Bank Limited	Prime less 1.0%	February 2026	9 525
			799 220
Total investment and general banking facilities			950 904
Total development loans and facilities			3 246 751

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

5. DEVELOPMENT LOANS AND FACILITIES (continued)

Development Loans	Average nominal interest rates	Maturity date	Unaudited as at 31 August 2024 R'000
Non-current loans			
Century Property Developments Proprietary Limited	Prime	November 2027	228 731
			228 731
Current loans			
Absa Bank Limited	Prime	Between September 2024 and August 2025	377 239
Absa Bank Limited	Prime less 0.25%	Between September 2024 and August 2025	535 147
First National Bank Limited	Prime	Between September 2024 and August 2025	38 734
First National Bank Limited	Prime less 0.50%	Between September 2024 and August 2025	5 923
Investec Bank Limited	Prime	Between September 2024 and August 2025	74 637
Investec Bank Limited	Prime less 0.25%	Between September 2024 and August 2025	88 314
Investec Bank Limited	Prime plus 0.25%	Between September 2024 and August 2025	8 615
Nedbank Limited	JIBAR 3MTH + 3.053%	Between September 2024 and August 2025	8 980
Nedbank Limited	JIBAR 3MTH + 3.076%	Between September 2024 and August 2025	8 448
Nedbank Limited	JIBAR 3MTH + 3.291%	Between September 2024 and August 2025	87 321
Nedbank Limited	JIBAR 3MTH + 3.344%	Between September 2024 and August 2025	14 322
National Housing Finance Corporation Limited	Prime	Between September 2024 and August 2025	32 893
Futuregrowth Asset Management Proprietary Limited	JIBAR 3MTH + 3.75%	Between September 2024 and August 2025	55 891
Futuregrowth Asset Management	JIBAR 3MTH + 3.35%	Between September 2024 and August 2025	384 693
Century Property Developments Proprietary Limited	Prime	Between September 2024 and August 2025	2 383
			1 723 540
Total development loans			1 952 271
Investment loans and general banking facilities			
Non-current loans			
Ninety One SA Proprietary Limited	JIBAR 3MTH + 4.50%	April 2025	202 077
Stanlib Asset Management Proprietary Limited	JIBAR 3MTH + 4.75%	April 2025	325 423
Sanlam Investment Management Proprietary Limited	JIBAR 3MTH + 4.00%	April 2025	37 153
Investec Bank Limited	Prime less 1.00%	June 2028	161 143
Investec Bank Limited	Prime less 0.25%	December 2025	30 644
Absa Bank Limited	Prime less 1.00%	April 2027	50 000
Nedbank Limited	JIBAR 3MTH + 2.476%	December 2025	101 942
Investec Bank Limited	Prime less 1.00%	June 2025	8 940
			917 322
Current loans			
Absa Bank Limited	Prime less 1.45%	No fixed terms of repayment	70 612
Absa Bank Limited	Prime	September 2024	80 000
Nedbank Limited	Prime	September 2024	50 032
Total investment loans and general banking facilities			1 117 966
Total development loans and facilities			3 070 237

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

5. DEVELOPMENT LOANS AND FACILITIES (continued)

Development loans	Average nominal interest rate %	Maturity date	28 February 2025 R'000	Audited as at
Non-current loans				
International Finance Corporation	JIBAR 3MTH + 2.7%	January 2034	677 945	
First National Bank Limited	Prime less 0.25%	December 2026	33 752	
Absa Bank Limited	Prime less 1.00%	March 2027	71 200	
			782 897	
Current loans				
Absa Bank Limited	Prime less 0.25%	Between March 2025 and February 2026	558 221	
Absa Bank Limited	Prime less 1.00%	Between March 2025 and February 2026	8 800	
First National Bank Limited	Prime	Between March 2025 and February 2026	25 700	
First National Bank Limited	Prime plus 0.25%	Between March 2025 and February 2026	42 886	
Investec Bank Limited	Prime	Between March 2025 and February 2026	155 511	
Investec Bank Limited	Prime less 0.25%	Between March 2025 and February 2026	80 316	
Nedbank Limited	JIBAR 3MTH + 3.076%	Between March 2025 and February 2026	32 348	
Nedbank Limited	JIBAR 3MTH + 3.291%	Between March 2025 and February 2026	71 372	
Nedbank Limited	JIBAR 3MTH + 3.344%	Between March 2025 and February 2026	14 322	
Nedbank Limited	JIBAR 3MTH + 3.51%	June 2025	37 863	
Nedbank Limited	JIBAR 3MTH + 3.344%	Between March 2025 and February 2026	57 288	
National Housing Finance Corporation Limited	Prime	Between March 2025 and February 2026	1 129	
Futuregrowth Asset Management Proprietary Limited	JIBAR 3MTH + 3.75%	Between March 2025 and February 2026	54 027	
Futuregrowth Asset Management	JIBAR 3MTH + 3.35%	Between March 2025 and February 2026	300 390	
Futuregrowth Asset Management	JIBAR 3MTH + 3.10%	Between March 2025 and February 2026	63 487	
			1 503 660	
Total development loans			2 286 557	
Investment loans and general banking facilities				
Non-current loans				
Investec Bank Limited	Prime less 1.0%	June 2028	155 434	
			155 434	
Current loans				
Absa Bank Limited	Prime less 1.45%	No fixed terms of repayment	100 733	
Investec Bank Limited	Prime less 1.00%	February 2026	10 269	
Investec Bank Limited	Prime less 0.25%	December 2025	30 598	
Nedbank Limited	JIBAR 3MTH + 2.476%	December 2025	101 942	
Nedbank Limited	Prime	March 2025	50 000	
Ninety One SA Proprietary Limited	JIBAR 3MTH + 4.50%	April 2025	182 979	
Stanlib Asset Management Proprietary Limited	JIBAR 3MTH + 4.75%	April 2025	299 658	
Sanlam Investment Management Proprietary Limited	JIBAR 3MTH + 4.00%	April 2025	33 540	
			809 719	
Total investment and general banking facilities			965 153	
Total development loans and facilities			3 251 710	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

5. DEVELOPMENT LOANS AND FACILITIES (continued)

Development loans include funding provided for top-structure funding as well as land and infrastructure loans. Top-structure funding payable to the financial institutions is secured by a predefined level of pre-sold apartments for which financial guarantees are in place. Land and infrastructure loans are secured by bonds registered over the land. Development loans are settled through the registration of the apartments that act as security.

The development loans payable to the IFC have a long-term repayment term, maturing in January 2034. The loan features an interest-only period until April 2028, after which fixed contractual repayments are made.

Investment loans and general banking facilities pertain to asset-backed lending, short-term bridging loan facilities secured by completed apartments not yet registered and long-term unsecured funding.

The carrying amount of development loans and facilities approximate their fair value. No breaches or funding or default on payments were incurred during the period.

The South African Reserve Bank ("SARB") has indicated its intention to move away from JIBAR and to create ZARONIA a reference rate for South Africa, the designated successor rate will become effective in December 2025.

	Unaudited as at 31 August 2025 R'000	Unaudited as at 31 August 2024 R'000	Audited as at 28 February 2025 R'000
6. RELATED PARTIES			
Property rental management fee received:			
Directors and prescribed officers:			
RN Gray	88	89	78
SV Brookes	246	287	250
Essence Real Estate (Pty) Ltd	-	-	6
A property rental management fee is paid by key management of Balwin for the management of their property investment portfolio. The fee charged is on an arm's-length basis and the underlying agreement is approved by the board annually.			
Rental paid to related parties:			
Directors, prescribed officers and companies:			
Volker Properties Proprietary Limited*	21	289	304
Shelby Prop Investments Proprietary Limited**	42	77	155
Compensation to directors and other key management:			
Directors' emoluments	14 275	15 252	35 822

* The entity is controlled by SV Brookes.

** The entity is controlled by RN Gray.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

	Unaudited as at 31 August 2025 R'000	Unaudited as at 31 August 2024 R'000	Audited as at 28 February 2025 R'000
7. FINANCIAL INSTRUMENTS			
Financial assets at amortised cost			
Development loans receivable	7 251	167	3 128
Loans to external parties	3 131	8 664	3 131
Trade and other receivables	212 773	236 180	350 362
Cash and cash equivalents	303 406	242 778	254 812
	526 561	487 789	611 433
Financial assets at fair value through other comprehensive income			
Other financial assets	—	39	1 909
Financial liabilities at amortised cost			
Development loans and facilities	(3 246 751)	(3 070 238)	(3 251 710)
Trade and other payables	(229 261)	(90 136)	(102 120)
	(3 476 012)	(3 160 374)	(3 353 830)
Financial liabilities at fair value through other comprehensive income			
Other financial liabilities	2 966	—	—

8. FAIR VALUE INFORMATION

Fair value hierarchy

Financial assets and liabilities included in the group's financial statements require measurement at, and/or disclosure of, fair value.

The following provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets.

Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices). The valuation techniques used in deriving Level 2 fair values are consistent with valuing comparable hedging instruments (interest rate swaps).

The primary input into these valuations are prevailing interest rates which are derived from external sources of information.

Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs). The valuation techniques used in deriving level 3 fair values are the income capitalisation approach and the comparable sales valuation method of the investment property as well as the net asset value approach of the investment that is being valued. This information is based on the unobservable market data, and adjusted for based on management's experience and knowledge of the investment.

There were no transfers between Levels 1, 2 and 3 during the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

9. SEGMENTAL REPORTING

The operating segments within the group have been identified based on the nature of their operations. Accordingly, the following segments have been identified:

Nature of operations

- leaf Sale of apartments and land
- leaf Provision of services to residential estates
- leaf Bond commission
- leaf Residential and commercial property rentals
- leaf Balwin Foundation

	Sale of apartments and land	Provision of services to residential estates R'000	Bond commission R'000	Residential and commercial property rentals R'000	Balwin Foundation R'000	Total R'000
Segmental reporting for statement of financial position as at 31 August 2025						
Non-current assets	108 246	216 161	759	522 159	29	847 355
Current assets	7 329 084	62 208	4 253	40 277	4 114	7 439 937
Total assets	7 437 330	278 369	5 012	562 437	4 142	8 287 292
Non-current liabilities	1 586 462	90 168	1 198	225 224	–	1 903 052
Current liabilities	1 664 469	119 891	1 751	168 970	211	1 955 292
Total liabilities	3 250 931	210 059	2 948	394 194	211	3 858 344
Segmental reporting for statement of financial position as at 31 August 2024						
Non-current assets	126 805	99 729	214	415 553	31	642 332
Current assets	6 955 882	39 659	2 577	14 757	1 927	7 014 802
Total assets	7 082 687	139 388	2 792	430 310	1 958	7 657 134
Non-current liabilities	1 079 810	107 327	669	310 607	132	1 498 546
Current liabilities	1 959 533	92 916	736	4 954	7 047	2 065 184
Total liabilities	3 039 343	200 375	1 405	315 561	7 178	3 563 730
Segmental reporting for statement of financial position for the year ended 28 February 2025						
Non-current assets	99 663	172 659	153	507 489	62	780 026
Current assets	7 226 539	29 288	2 706	42 045	3 854	7 304 432
Total assets	7 326 202	201 947	2 859	549 534	3 916	8 084 458
Non-current liabilities	1 016 359	70 039	–	208 786	263	1 295 447
Current liabilities	2 198 002	182 112	1 165	135 782	14 093	2 531 154
Total liabilities	3 214 361	252 151	1 165	344 568	14 356	3 826 601

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

9. SEGMENTAL REPORTING (continued)

	Sale of apartments and land	Provision of services to residential estates R'000	Bond commission R'000	Residential and commercial property rentals R'000	Balwin Foundation R'000	Total R'000
Segmental reporting for statement of profit or loss and other comprehensive income for the six months ended 31 August 2025						
Revenue	1 122 006	59 265	8 006	34 251	606	1 224 134
Gross profit	252 315	59 729	7 875	29 641	(682)	348 878
Operating expenses	(123 943)	(46 364)	(4 628)	(16 690)	(1 443)	(193 068)
Profit for the period	97 053	4 859	2 550	(30)	(2 042)	102 390
Segmental reporting for statement of profit or loss and other comprehensive income for the six months ended 31 August 2024						
Revenue	786 873	44 692	5 141	15 823	176	852 706
Gross profit	206 994	44 507	5 140	15 823	(1102)	271 362
Operating expenses	(116 206)	(33 421)	(963)	(4 225)	(264)	(155 079)
Profit for the period	69 279	6 526	3 103	(638)	(1 359)	76 911
Segmental reporting for statement of profit or loss and other comprehensive income for the year ended 28 February 2025						
Revenue	2 042 999	107 006	12 372	56 424	2 117	2 220 918
Gross profit	513 592	103 007	12 361	56 424	(13 220)	672 164
Operating expenses	(236 893)	(67 368)	(7 168)	(36 353)	(3 167)	(350 949)
Profit for the period	211 533	24 332	3 912	1 050	(16 303)	224 524

These operating segments, other than the segment relating to sale of apartments, are not reportable segments in terms of the definition in IFRS 8. All figures are presented net of consolidation adjustments.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS continued

For the six months ended 31 August 2025

	Unaudited as at 31 August 2025 R'000	Unaudited as at 31 August 2024 R'000	Audited as at 28 February 2025 R'000
10. COMMITMENTS			
Authorised capital expenditure			
Already contracted for but not provided for			
Land (Conditional)	501 000	550 436	301 000
Infrastructure (Unconditional)	15 721	6 186	4 726

This committed expenditure relates to land purchased for development and committed infrastructure costs that have been funded. The land commitments will be financed by available retained profits, external funding and existing cash resources.

11. GOING CONCERN

The directors have reviewed the group and company's cash flow forecasts up to the period ending October 2026 and, in light of this review and the current financial position, the directors believe that the group has adequate financial resources to continue in operation for the foreseeable future. Accordingly, the consolidated results have been prepared on a going concern basis.

The group has performed cash flow forecasting to support the going concern assumption. In preparing the cash flow forecast, the terms of the existing debt covenants have been reviewed and are expected to be complied with. The cash flow forecast is based upon the development programme of the business as approved by the executives. The development programme guides the potential for cash inflows from the sale and registration of apartments and drives the construction related costs incurred in order to deliver the apartments to the market. It is this relationship between the rate of construction and the rate of sales that is paramount to the success of the business model and the ability of the group to effectively manage its cash resources. Accordingly, the cash flow forecasting of the group is dynamic and is actively managed to ensure optimum cash management.

The group has forward sold 1 028 apartments beyond the current reporting period. These apartments will be recognised in revenue and the resulting cash realised in future years.

The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the group and company.

12. EVENTS AFTER THE REPORTING PERIOD

The directors are not aware of any material event which occurred after the reporting date and up to the date of this report.

NOTES

CORPORATE INFORMATION

Balwin Properties Limited

Incorporated in the Republic of South Africa
Registration number: 2003/028851/06
Income tax number: 9058216848
JSE and A2X share code: BWN
ISIN: ZAE000209532

Directors

Independent non-executive

Hilton Saven (Chairman)

Tomi Amosun

Reginald Kukama

Thoko Mokgosi-Mwantembe

Keneilwe Moloko

Julian Scher

Arnold Shapiro

Executive

Stephen Brookes (Chief executive officer)

Jonathan Bigham (Chief financial officer)

Contact details

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Company secretary

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Corporate advisors

YW Capital
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External auditor

BDO South Africa Inc.

Sponsor

Investec Bank Limited

Transfer secretaries

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