



Newpark



AUDITED CONSOLIDATED ANNUAL FINANCIAL STATEMENTS, CASH DIVIDEND AND OUTLOOK for the 12 months ended 28 February 2026

AT A GLANCE

REVENUE

decreased to **R129,4 million** (DOWN 2,6%)

FUNDS FROM OPERATIONS

decreased to **R50,1 million** (DOWN 36,1%)

TOTAL DIVIDEND

decreased to **R50,07 cents per share** (DOWN 36,1%)

NET ASSET VALUE PER SHARE

increased to **R6,04** (UP 7,09%)

LOAN-TO-VALUE RATIO

improved to **37,7%** (DOWN from 43,1%)

HEADLINE EARNINGS PER SHARE

increased to **50,28 cents** (UP 18,7%)

EARNINGS PER SHARE

increased to **87,38 cents per share** (UP >100%)

NATURE OF BUSINESS

Newpark was registered and incorporated as a public company on 7 December 2015. Newpark is a property holding and investment company that through its subsidiaries is invested in high-quality properties.

INVESTMENT STRATEGY

Newpark's investment strategy is to seek well-located prime commercial, industrial and retail properties in South Africa, which provide a high-quality, sustainable earnings base with the potential for capital appreciation within the medium to long-term.

PROPERTY PORTFOLIO

Newpark's property portfolio consists of three properties. Two are located in the heart of Sandton, Gauteng, namely the JSE Building which has 18 533,0m² of gross lettable area ("GLA") and an adjoining mixed-use property known as 24 Central, which has 16 623,7m² of GLA. A further property is situated in Linbro Business Park, which has 13 713,0m² of GLA. The valuations of these properties, prepared by the registered property valuer, are performed annually at the group's year-end.

The latest valuation as at 28 February 2026 was R1,03 billion.

COMMENTARY ON RESULTS

Newpark's loan-to-value (LTV) ratio decreased to 37,7% (F2025: 43,1%), primarily due to the reduction of debt following the disposal of the Crown Mines property. The positive valuation changes on the remaining properties resulted in a value increase of R40,0 million (4,1%) relative to the value of the assets in the previous year. Independent valuations for all properties were performed by Broll Valuation and Advisory Services (Pty) Ltd, who also valued the properties in the previous financial year.

Revenue for the financial year ended 28 February 2026 ("the financial year") was R129,4 million (F2025: R132,8 million), down 2,6% from the prior year which was largely due to the reduced revenue following the disposal of the Crown Mines property and the revised rental which resulted from the JSE lease renewal in the prior year.

Operating profit before fair value adjustments was R93,6 million (F2025: R91,2 million), up 2,6% with the lower property and administration costs off-setting the reduction in revenue. After allowing for fair value adjustments and the net cost of finance, the total comprehensive profit for the financial year was R87,4 million (F2025: R36,1 million), up 141,8%, representing earnings of 87,38 cents per share ("cps") (F2025: 36,14 cps).

Funds from operations ("FFO") for the financial year was R50,1 million, down R28,3 million compared with the R78,4 million of the previous year, due mainly to the reversion in the JSE rental.

The board declared a final cash dividend of 24,07 cps (F2025: 48,37 cps). The total dividend for the financial year is 50,07 cps (F2025: 78,37 cps), representing 100,0% of FFO, and a decrease of 36,1% over the 78,37 cps declared in respect of the prior year (F2025: 100,0% of FFO).

FUNDING

The group's borrowings reduced during the period as a result of proceeds from the sale of the Crown Mines property being utilised to settle the outstanding balance on the revolving credit facility ("RCF") and to reduce the term facilities.

As at 28 February 2026, the outstanding balance on bank borrowings was R407,7 million (F2025: R475 million). The decreased borrowings combined with the increase in property valuations resulted in a decrease in the loan-to-value ("LTV") ratio to 37,7% (F2025: 43,1%) at year-end. The LTV ratio remains well below the lender's requirement of 50,0% in terms of the group's restructured debt agreements.

Decreasing interest rates have had a positive impact on Newpark's funding costs with the all-in weighted average cost of funding reducing to 8,69% (F2025: 9,29%). Newpark currently has two interest rate swaps and an interest rate cap in place, with a combined nominal value of R265 million and a weighted average maturity of 1,1 years.

OUTLOOK

Newpark will maintain its focus on managing its existing assets, with particular attention on the office space at 24 Central, where office vacancies currently account for 6,1% of the overall 11,8% portfolio vacancy by GLA.

The group's FFO for the ensuing financial year is expected to be impacted by the reduction in rental income following the disposal of Crown Mines, which will be partially offset by the use of the proceeds to reduce gearing levels. In addition, whilst there is positive leasing activity at 24 Central, the timing of the commencement of new office leases and the extent of associated costs create a level of uncertainty in the forecasted FFO for the 2027 financial year.

Global geopolitical conditions and the resultant increase in volatility in interest rate markets create further uncertainty on the outlook for the group in the short term, particularly as the board considers a shareholder-led proposal which may result in an impact on future FFO.

Having considered the uncertainty associated with these factors, the board believes it is not currently appropriate to provide guidance on FFO and dividends for the 2027 financial year.

The information in this outlook has not been audited, reviewed or reported on by Newpark's auditor.

POST-BALANCE SHEET EVENT

The board of Newpark has received a shareholder-driven proposal which is currently under consideration and shareholders are referred to the cautionary SENS announcement released by the company on 17 April 2026.

CASH DIVIDEND DECLARATION

The board has approved and notice is hereby given of the final gross dividend of 24,0655 cents per share for the year ended 28 February 2026.

The dividend is payable to Newpark's shareholders in accordance with the timetable set out below:

	2026
Last date to trade <i>cum</i> dividend	Tuesday, 2 June
Shares trade <i>ex</i> dividend	Wednesday, 3 June
Record date	Friday, 5 June
Payment date	Monday, 8 June

Share certificates may not be dematerialised or rematerialised between Wednesday, 3 June 2026 and Friday, 5 June 2026, both days inclusive.

The dividend will be transferred to dematerialised shareholders' CSDP accounts/ broker accounts on Monday, 8 June 2026.

Certificated shareholders' dividend payments will be paid to certificated shareholders' bank accounts on or about Monday, 8 June 2026.

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

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

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

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

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. Any dividends received by a non-resident from a REIT will be subject to dividend withholding 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 shareholders. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 19,2524 cents per share. A reduced dividend withholding rate in terms of the applicable DTA, may only be relied upon if the non-resident shareholder, has submitted the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- a written undertaking to inform their CSDP, broker or the Company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service.

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

Shares in issue at the date of declaration of dividend: 100 000 001

Newpark's income tax reference number: 9114003149.

The audited consolidated annual financial statements for the 12 months ended 28 February 2026 including the audit opinion of the external auditor, BDO South Africa Incorporated, which set out the key audit matters and the basis for its unmodified opinion, are available on the company's website on http://www.newpark.co.za/pdf/annual_reports/FY26AFS.pdf.

By order of the board
15 May 2026

This results announcement is the responsibility of the directors and is only a summary of information in the audited consolidated annual financial statements for the 12 months ended 28 February 2026 ("2026 AFS") released on SENS on 15 May 2026 and does not contain full or complete details. Any investment decisions by investors and/ or shareholders should be based on the 2026 AFS which is available on <https://senspdf.jse.co.za/documents/2026/jse/lisse/NRLE/FY26AFS.pdf> and published on the company's website on https://www.newpark.co.za/pdf/annual_reports/FY26AFS.pdf on 15 May 2026.

NEWPARK REIT LIMITED

(Incorporated in the Republic of South Africa) • (Registration number 2015/436550/06) • JSE share code: NRL • ISIN: ZAE000212783 • (Approved as a REIT by JSE) ("Newpark" or "the company" or "the group")

Directors:

S Shaw-Taylor (Chairperson) **, AF Benatar (Chief Executive Officer), AJ Wilson (Financial Director), DT Hirschowitz *, KM Ellerine *, BD van Wyk *, RC Campbell **, TS Sishuba **
* Non-executive director ** Independent non-executive director

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Sponsor: Java Capital