

## FORTRESS REIT LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2009/016487/06)

JSE share codes: FFA ISIN: ZAE000248498

FFB ISIN: ZAE000248506

Bond Company code: FORI

LEI: 378900FE98E30F24D975

(Approved as a REIT by the JSE)

("Fortress" or "the Company")



---

## UPDATE REGARDING RIOTS AND CIVIL UNREST

---

Shareholders and noteholders are advised that as at 15 July 2021, the following properties were impacted by the riots and civil unrest:

- *Cornubia Ridge Logistics Park (Cornubia, KwaZulu-Natal):* We unfortunately had extensive fire damage to our newly developed co-owned (50,1%) logistics building of 23 727m<sup>2</sup> at the park;
- *Biyela Shopping Centre (Empangeni, KwaZulu-Natal):* This centre was looted and has suffered a degree of structural damage due to a fire;
- *Evaton Mall (Evaton, Gauteng):* This mall was extensively looted over the past few days. However, damage was restricted mostly to non-structural elements, including shopfronts;
- *Palm Springs Shopping Centre (Orange Farm, Gauteng):* This centre was looted and suffered several small fires in individual shops, all of which were contained and extinguished;
- *336 West Street (Durban, KwaZulu-Natal):* The roof of this building collapsed due to a fire and remains closed;
- *Tembi Mall (Tembisa, Gauteng):* One shop measuring 113m<sup>2</sup> was looted and damage was mostly contained to non-structural elements and shopfronts; and
- *Yarona Shopping Centre (Tembisa, Gauteng):* This centre was looted and has sustained non-structural fire damage.

The events of the past week mostly affected properties in KwaZulu-Natal and some areas of Gauteng, with the majority of our property portfolio unaffected. A total of 7 properties in our portfolio of 264 buildings were impacted. Fortunately, no staff or service providers were injured during the riots.

Our unaffected retail properties in KwaZulu-Natal are currently open, albeit for limited trading, given that essential goods and services currently need to be supplied as far as possible to communities impacted by the civil unrest and riots.

We express our sincere appreciation to all our on-site centre management, staff and security providers who have shown their commitment and dedication well beyond expectations to ensure damage and losses were contained as far as possible. We welcome the deployment of the SANDF and SAPS to affected areas to contain further damage to property and also wish to thank those community members who have volunteered to assist in clean-up operations.

At this time, management and our assessors are quantifying the damage to our properties, but this is well within the limits of our insurance cover, which includes cover for loss of income.

Stakeholders will be kept informed of further information.

16 July 2021

---

Lead sponsor

JAVACAPITAL

Joint sponsor



Debt sponsor

