

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")



IMPACT OF FLOODING AND ADVERSE WEATHER CONDITIONS IN KWAZULU-NATAL ON FORTRESS' OPERATIONS

The KwaZulu-Natal province in South Africa has experienced severe weather conditions, including widespread flooding due to heavy rainfall. This has and may continue to affect transport infrastructure and port operations in the area.

Shareholders and noteholders are advised that as of 13 April 2022, the following Fortress properties have been impacted by the flooding in KwaZulu-Natal:

Property name	Sector	Total Gross Lettable Area ("GLA")	Estimated affected GLA
6 Prospecton Road Prospecton	Logistics	24 433m ²	11 271m ²
Otto Volek Road Pinetown	Industrial	18 296m ²	18 296m ²
Mahogany Road	Logistics	16 209m ²	16 209m ²
2 Joyner Road Prospecton	Industrial	16 035m ²	16 035m ²
*Total			61 811m²

**Total affected GLA represents approximately 2% of the total portfolio.*

To date only minor flood damage and no significant structural damage has been identified. Fortress is comprehensively insured for events of this nature and will be working closely with all affected parties.

Fortress is deeply saddened by the loss of life and terrible impact of the recent floods on the KwaZulu-Natal community.

The Company continues to monitor the situation.

14 April 2022

Lead sponsor

JAVACAPITAL

Joint sponsor



Debt Sponsor

