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 the JSE)
("**Newpark**" or the "**Company**")

Newpark

REVISED GUIDANCE AND TRADING STATEMENT

Shareholders are referred to the Company's audited consolidated financial statements for the year ended 28 February 2025, published on SENS on 15 May 2025, wherein shareholders were advised that funds from operations per share ("**FFOPS**") were budgeted to be between 39,00 and 46,00 cents per share for the year ended 28 February 2026 ("**FY2026**").

Shareholders are advised that the Company is forecasting a revised FFOPS for FY2026 of between 41,50 and 48,50 cents per share, being a decrease of between 47,1% and 38,1% of the FFOPS for the year ended 28 February 2025 of 78,37 cents per share. The revised forecast takes into account improved revenue as well as lower property operating costs at Newpark's multi-tenanted property. Furthermore, the dividend per share is budgeted to be in line with FFOPS.

FFOPS for the six month period ended 31 August 2025 is expected to be 26,80 cents per share, which represents a 24,5% decrease from the corresponding prior period of 35,50 cents per share. The decrease is in line with budget and is predominantly attributed to the negative reversion in rental at the JSE, which has been partially off-set by escalations in rentals and increased earnings at the other properties.

Accordingly, shareholders are advised that, subject to final approval by the board of directors, Newpark intends to declare a dividend for the six months ended 31 August 2025 of 26,00 cents per share, being a decrease of 13,3% compared to the dividend of 30,00 cents per share for the six months ended 31 August 2024.

The forecast financial information in this announcement is based on the assumption that there is no material change to the macro-economic environment, no material tenant default will occur, operating cost increases will not exceed inflation and no changes will be made to the property portfolio aside from the Crown Mines disposal as announced on SENS on 9 September 2025. The financial information on which this trading statement is based has not been reviewed or reported on by Newpark's auditors.

The unaudited financial results of Newpark for the six months ended 31 August 2025 will be published on SENS on or about 10 October 2025.

7 October 2025

Designated advisor

JAVA CAPITAL