



PREMIER VERIFICATION

B-BBEE Verification Certificate for **Fortress Real Estate Investments Limited** Including Subsidiaries as listed on Annexure A, Annexure B and Annexure C

Block C, Cullinan Place, Cullinan Close, Morningside, 2196
Company Registration: 2009/016487/06 | VAT: Not Registered

LEVEL TWO (2) CONTRIBUTOR B-BBEE RECOGNITION LEVEL- 125%

Generic Scorecard

Amended Property Sector | Government Gazette No. 40910

Criteria	Result	Weight
Ownership	20.00	30.00
Management Control	4.36	9.00
Enterprise and Supplier Development	39.18	39.00
Socio-Economic Development	2.00	2.00
Economic Development	5.00	5.00
Overall Result	70.54	85.00
Deemed Result	99.05	132.00
Empowering Supplier	Yes	
Priority Elements Achieved	Yes	
Discounting Principle Used	No	
Nature of Business	Property Fund	
Measurement Period	30 June 2025	
Certificate Number	PV_2508009	
Version Number	C01	
Re-Issue Date	Not Applicable	
Issue Date	28 August 2025	
Expiry Date	27 August 2026	

Element	Result
Black Ownership	38.71%
Black Female Ownership	19.41%
Black Designated Group	0.00%
Black Youth	0.00%
Black Disabled	0.00%
Black Unemployed	0.00%
Black People living in Rural areas	0.00%
Black Military Veterans	0.00%
Black New Entrants	0.00%
Modified Flow Through Applied	No
Exclusion Principle Applied	Yes
Participated in Y.E.S Initiative	No
Achieve Y.E.S Target and 2.5% Absorption	No
Achieve 1.5 x Y.E.S Target and 5% Absorption	No
Achieve Double Y.E.S Target and 5% Absorption	No

Bridget Ntombela
Technical Signatory





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Fortress Real Estate Investments Limited Annexure A Subsidiaries

Company Name	Registration Number	VAT Number
Araxia (Pty) Ltd	2009/023823/07	N/A
Arbourtown (Pty) Ltd	2004/015834/07	4460213756
Bands Properties (Pty) Ltd	1970/000593/07	4270207212
Capital Property Fund Limited	2013/226575/06	N/A
Capital Propfund (Pty) Ltd	2014/013211/07	4660264799
Capital Propfund 1 (Pty) Ltd	2010/022311/07	4050265018
Capital Propfund 2 (Pty) Ltd	2013/230191/07	4020265015
Capital Propfund 3 (Pty) Ltd	2004/005348/07	4360217733
Capital Propfund 4 (Pty) Ltd	2001/016120/07	4150196618
Capital Propfund & JR209 Investments (JV)	N/A	4190286528
Fortress Income 1 (Pty) Ltd	2007/007982/07	4650237078
Fortress Income 3 (Pty) Ltd	2009/014323/07	4130253554

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Fortress Real Estate Investments Limited Annexure B Subsidiaries

Company Name	Registration Number	VAT Number
Fortress Income 4 (Pty) Ltd	2008/023040/07	4120252673
Fortress Income 5 (Pty) Ltd	2009/014236/07	4090253552
Fortress Income 7 (Pty) Ltd	2014/182071/07	N/A
Fortress Income 8 (Pty) Ltd	2015/189862/07	4210275535
Fortress Income 9 (Pty) Ltd	2016/086742/07	4090307176
Fortress Income 10 (Pty) Ltd	2017/450975/07	N/A
Fortress Income 11 (Pty) Ltd	2017/452572/07	N/A
Friedshelf 1732 (Pty) Ltd	2016/226556/07	4180275531
Game Makhado (JV)	N/A	4730314954
iFour Properties Limited	2001/016118/06	4640196533
iFour Properties SA (Pty) Ltd	2001/016193/07	4200196618
iFour Properties Three (Pty) Ltd	2003/017839/07	4610207138
Inofort (Pty) Ltd	2019/173145/07	4340290248
Intaba Investments 6 (Pty) Ltd	2009/002860/07	4880256500
Lodestone Investments (Pty) Ltd	2005/043144/07	4230228530
Lodestone Investments 2 (Pty) Ltd	2008/029004/07	4550255063

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Fortress Real Estate Investments Limited Annexure C Subsidiaries

Company Name	Registration Number	VAT Number
Lodestone REIT Limited	2010/017830/06	N/A
Mantraweb Investments (Pty) Ltd	2010/013142/07	4850256506
Monyetla Property Holdings (Pty) Ltd	2004/031911/07	4670216961
Pangbourne Properties Limited	1987/002352/06	4330116825
Panhold (Pty) Ltd	2005/043640/07	4860224981
Realty Dynamix 73 (Pty) Ltd	2006/015923/07	4430234171
Sipan 1 (Pty) Ltd	2004/002095/07	4020210524
Siyathenga Properties Three (Pty) Ltd	2004/004911/07	4070224995
Siyathenga Properties Two (Pty) Ltd	2004/005351/07	4390217737

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