

Building legacies. Changing lives



CALGRO M3
Group

2026

**UNAUDITED CONDENSED
CONSOLIDATED INTERIM RESULTS**

For the six months ended 31 August 2026

Overview



Residential Property Development

The Group develops integrated housing developments comprising subsidised housing, social housing, First Home Finance (“FHF”), affordable investment rentals for third parties and affordable housing. These homes are provided within developments that include civil amenities (i.e. schooling and communal facilities) for a range of income levels within a single integrated community. The integrated development model offers homeowners a platform to improve their lifestyle and living conditions in line with their financial capability while remaining in the same community and living close to job opportunities and transport nodes. The Group holds assets within the mid-to-high property segment and retirement estates. These assets have been classified as non-core.



Memorial Parks



Calgro M3 Memorial Parks is an alternative to traditional cemeteries, offers a dignified, secure burial option, and delivers a superior customer service experience compared to other products in the market. All six Calgro M3 Memorial Parks are privately owned and professionally managed and maintained by the Group. We pride ourselves on providing safe, serene, and beautiful surroundings where family and friends can lay their loved ones to rest.



Salient features

▼
1 724 serviced
residential opportunities

▼
1 418 residential opportunities
under construction
and/or held in stock

▼
Cash collections from
Memorial Parks business
R61 million
(August 2025: R52 million)

▼
Net asset value ("NAV")
increased by
4.49% to R17.21 per share
(February 2026: R16.47 per share)

▼
Gross profit margin sustained
at **29.46%**
(August 2025: 29.43%)

▼
Net debt to equity **0.86**
(February 2026: 0.74)

▼
Earnings per share ("EPS")
decreased to
78.99 cents per share
(August 2025: 83.00 cents)

▼
Headline earnings per share
("HEPS") decreased to
78.99 cents per share
(August 2025: 82.86 cents)

▼
Rolling return on incremental
invested capital ("ROIIC")
(3.67%)
(August 2025: (17.67%))

Commentary

During the six-month period, the Group continued to actively execute its Board approved strategy, furthering progress on advancing the sale of non-core assets, commencing construction and progressing trading out of non-core projects, while ensuring core projects remained appropriately serviced and ready for implementation. Debt levels increased to support the timely execution of these initiatives. The gross profit margin remained healthy at 29.46%. Meaningful progress was also achieved in reducing stock levels on non-core projects and advancing the Bankenveld District City ("BDC") development, both key milestones in the successful execution of the Group's strategic pillars. The Memorial Parks segment delivered another period of strong growth, with revenue up 20.04% and cash collections up 17.84%, further increasing its contribution to Group profitability.

Strategic overview and progress

In the 2026 financial year the Group implemented a refined strategy prioritising four key pillars, aimed at driving long-term sustainable growth. These pillars focus on the disposal of non-core assets, the accelerated completion or trading out of non-core projects while expanding the Memorial Parks footprint, the reduction of net debt in the medium term, and the development of a sustainable talent pipeline.

Strategic priority as previously reported

1

Sale of non-core assets

These sales have been categorised into buckets based on readiness for sale:

- ▶ **Bucket 1 (short term)** – Includes the Cornubia and Vredehoek projects along with a portion of the mid-to-high portfolio
- ▶ **Bucket 2 (medium term)** – Includes Kwa-Nobuhle and the remainder of the mid-to-high portfolio
- ▶ **Bucket 3 (long term)** – Includes the Witpoortjie Development

Rationale

To focus on enhancing liquidity and improving shareholder returns by disposing of unproductive assets which the Group does not intend to develop as they lie outside of the current strategic objectives.

Progress

Bucket 1 – Short term

- ▶ Cornubia: an offer has been accepted to purchase the property. The buyer is within the due diligence period, after which the sale will become unconditional and be recognised in the Group's accounting records.
- ▶ Vredehoek: A memorandum of understanding has been received. Finalisation of the due diligence process is expected in the latter half of the financial year. This is a shovel-ready project, with all approvals obtained.
- ▶ Other non-core projects: Three Group held land portions are under investigation/application for burial opportunities.

Bucket 2 – Medium term

- ▶ Kwa-Nobuhle: The process to reinstatement of the rights is progressing, with completion anticipated towards the end of the financial year. The project will be actively marketed for sale once the rights process is complete unlocking maximum value.
- ▶ Other non-core projects (remaining portion): The land portion is in the process of subdivision, after which a buyer will be sought for the developable land.

Bucket 3 – Long term

- ▶ Witpoortjie: The project requires the installation of electrical bulk infrastructure, which competes for capital with the Group's core integrated property development pipeline. Separately, the municipal road leading to the property's entrance sustained damage. As these repairs fall within the jurisdiction of the relevant municipal authorities, the Group continues to engage the relevant municipal offices to expedite both budget allocation and repair works. Once the municipality completes these works, we will accelerate marketing initiatives for the sale.

The disposal of non-core assets remains a key strategic priority for the Group. Given the size, developmental stage and nature of the non-core assets, the disposal programme is targeted for completion within the next five years.

Strategic priority as previously reported

2

Strategic portfolio optimisation and risk diversification

Rationale

Trade-out of non-core developments

Progress

Development	Approximate number of units (August 2025)	Approximate number of units (August 2026)
Scottsdale	386	220
Vista Park	4 870	4 870
Jabulani	1 076	997
32-on-Pine	16	16
La Vie Nouvelle	67	50
South Hills Lifestyle Estate (previous rental stock)	76	41

Scottsdale – 140 units of the 220 units above, are currently under construction, with a guaranteed off-take agreement to a rental investor in place on completion. These units are expected to be completed in the second half of the current financial year.

Vista Park – This project is structured to sell serviced land. The Group does not carry construction risk for top-structure units. Phase 1 services have been installed, unlocking 2 021 opportunities. Serviced land sales will commence once clearance is obtained from the local municipality.

Jabulani – Construction activities are still to commence for 704 units, contracted for sale to the Provincial Government. The Group awaits budget allocation from the Provincial Government before construction work commences.

Stock on hand in the mid-to-high segment (which includes La Vie Nouvelle, South Hills Lifestyle and 32-on-Pine) has reduced over the past 12 months.

Rationale

Core developments

The strategic objective of the Residential Property Development segment remains the optimisation of its project portfolio, with a long-term objective to deliberately shift focus towards a maximum of five large-scale integrated housing developments, while maintaining geographic diversification across provinces, currently being the Western Cape and Gauteng. The business continues to prioritise the delivery of value-for-money homes within integrated developments, catering to a broad spectrum of market segments, with particular emphasis on addressing housing demand in underserved communities.

Progress

Development	Number of units	Duration (years)
Bankenveld District City ("BDC") – Gauteng	20 000	>15
Fleurhof – Gauteng	4 707	>10
South Hills – Gauteng	4 490	5 – 7
Belhar – Western Cape	1 310	<5
Western Cape	Actively working on replacement projects	



Residential Property Development



Memorial Parks

Strategically grow the Memorial Parks business through further footprint expansion and attain sustainable growth.

Strategic priority as previously reported

3

Reduction of debt in the long term

Rationale

While the long-term objective remains reducing net debt, liquidity and cash flow management remain critical to executing the Group's strategy, particularly during the BDC development phase.

Progress

As previously reported, the short-term expectation for debt increases remains for the current reporting period, which allows for the execution of the strategic objective of completing non-core projects, commencing new extensions and phases within core projects, and attaining the required approvals for sale of non-core assets. Once these strategic objectives are achieved the Group anticipates a reduction in debt levels.

4

Enhancing staff expertise

Rationale

The development of key talent remains a priority to the Group.

Progress

Investment to upskill and grow the current staff complement remains ongoing, coupled to transformation targets for the Group which are actively managed with historically disadvantaged individuals constituting 83% of total staff complement and female representation moving closer to the 50% target at 49%.



Group financial overview

With a marginal increase in revenue and the gross margin remaining stable, the Group navigated a challenging economic environment to sustain positive financial results in the current period. Infrastructure installation on the BDC project remains ongoing, funded from operating cash flows. The resulting impact on cash from operations reflects both this investment and the broader execution of the Group's strategy. The BDC project itself represents a milestone, adding serviced opportunities to the pipeline in the sort-after Sandton/Waterfall development corridor.

Statement of Comprehensive Income

Revenue remained stable at R465.67 million in the current period (August 2025: R460.03 million), supported by growth in the Memorial Parks segment on higher sales volumes, as well as a growing contribution from guaranteed off-take sales in the Residential Property Development segment, where over time accounting is applied. The gross profit margin remained stable at 29.46% (August 2025: 29.43%), resultant from the typology mix of units and historical land costs. This remained above the Group's target range of 20% to 25%.

Administrative expenses increased by a marginal 2.21% to R46.13 million (August 2025: R45.11 million), this increase was contained through stringent cost optimisation measures, including the management of price increases. The most significant driver was an increase in professional fees, which provides expertise skills transfer and support to the current workforce. These appointments aim to grow the internal skills through knowledge sharing and collaboration with industry experts.

Other expenses increased in the period due to renegotiated terms of the underlying joint venture loan agreement, resulting in a change in the interest rate applicable to the outstanding balance from prime plus 2% to prime. The change in contractual cash flows was assessed in accordance with IFRS 9: *Financial Instruments*. As the modification did not result in the derecognition of the financial liability, the carrying amount of the liability was recalculated as the present value of the modified contractual cash flows, discounted at the original effective interest rate. The resulting adjustment of R12.73 million was recognised as a modification loss in profit or loss for the period.

Finance income decreased to R24.87 million (August 2025: R27.07 million), while finance costs expensed decreased to R14.79 million (August 2025: R33.13 million). This resulted in a net finance income of R10.08 million (August 2025: R6.06 million). This change was driven by an increase in qualifying developments eligible for interest capitalisation, consistent with the prior reporting period, together with a reduction in interest-bearing receivables during the period.

Earnings per share ("EPS") decreased by 4.83% to 78.99 cents (August 2025: 83.00 cents) while headline earnings per share ("HEPS") decreased by 4.67% to 78.99 cents (August 2025: 82.86 cents).

Statement of Financial Position and Cash Flow

Total assets increased to R3.87 billion (February 2026: R3.69 billion), driven primarily by the increase of 13.74% in the construction contracts balance to R2.40 billion (February 2026: R2.11 billion). The construction contracts balance includes both infrastructure-related costs and the costs of sectional title

units under construction and completed. The increase in this balance reflects a combination of the development of sectional title units that will be completed and ready for transfer in the second half of the financial year, together with infrastructure installations in Fleurhof, Jabulani and BDC. Investment in infrastructure during both the current and previous reporting periods has ensured a robust and sustainable development pipeline, with sufficient serviced opportunities available to support the Group in future financial periods.

Borrowings increased to R1.42 billion (February 2026: R1.35 billion), reflecting net additional borrowings of R67 million during the period. This includes the early refinance of a maturing note on the Group's Domestic Medium Term Note programme, whereby R50 million was raised against the R33 million maturing note, representing R17 million of additional funding raised by the Group. The remaining debt raised related to an additional draw on the Group's working capital facility. Cash held in excess of covenant requirements has been invested to match the repayment periods of upcoming maturing facilities.

Financial year maturity	Amount (R'000)
FY 27	150 000
FY 28	210 000
FY 29	515 000
FY 30	85 000
FY 31	465 000
Total	1 425 000

Cash utilised from operations deteriorated to R110.30 million (August 2025: R50.63 million) for the period, driven by the construction of sectional title projects and infrastructure installations for which costs are yet to be recovered. These sectional title construction activities, within Scottsdene, South Hills and Belhar, will be completed in the latter half of the financial year, with over 60% of these units having finalised guaranteed off-take agreements.

Covenants

The Group remained compliant with all covenant requirements during the period. The net debt-to-equity ratio, in line with previous expectations, increased to 0.86 (February 2026: 0.74). The ratio, although higher than the internal target is a function of operational demands on BDC and the capital required to complete and/or sell non-core projects and assets. This is expected to trend downwards once the assets are liquidated in the short to medium term.

The debt service cover ratio ("DSCR") has decreased from previous periods with a ratio of 1.35 (February 2026: 1.54), above the minimum requirement of 1.2, this reduction is a function of the cash position of the Group.

Residential Property Development

The segment delivered a consistent performance in a challenging operating environment. Infrastructure construction continued at an appropriate level, ensuring projects remain appropriately serviced and positioned for delivery once conditions normalise.

The period saw continued focus on sales-led construction, with the Group favouring guaranteed off-take agreements before construction activities begin. The Group currently holds in excess of 1 418 opportunities under construction and/or stock on hand, of which approximately 55% have been sold to rental investors through guaranteed off-take agreements. The current level of stock on hand and units under construction remains appropriate and reflects a considered approach to production rather than a shortfall in delivery. A further 968 opportunities, yet to commence construction, have been contracted to investor buyers. Construction of these opportunities is expected to commence in the second half of the financial year.

End-user demand remains constrained, and recovery in the affordable housing market is taking longer than initially anticipated. Delays in the disbursement of First Home Finance (“FHF”) subsidies slowed transaction pace in the affordable segment. This was rectified in the latter half of the reporting period while further delays are being actively managed. Local municipal internal structures added further complexity to the operating environment with upcoming municipal elections creating uncertainty.

Key financial overview

The Residential Property Development segment remains a significant contributor, accounting for 89.73% of Group revenue. The segment generated R417.87 million (August 2025: R420.20 million) of revenue. This slight reduction reflects capital allocation decisions, with capital currently invested in projects under construction that will only be recognised as revenue once completed a portion of which will be recognised in the financial year. Revenue recognition is weighted heavily towards the over-time method, driven, in part, by the Group’s guaranteed off-take agreements with investor buyers. The segment’s gross profit margin at 26.56% (August 2025: 26.25%), remaining above the Group’s target range of 20% to 25% as it benefits from typology mix and historical land costs.

Operational overview

Non-core projects

Continued focus on execution and sales within non-core projects was clearly evident during the year, detailed in the strategic overview section. Noticeable progress was made in reducing mid-to-high stock, with strong reductions in available units at La Vie Nouvelle and South Hills Lifestyle Estate. Construction of the 140 units in Scottsdale is anticipated to be completed in the latter half of the financial year, at which point all units will be transferred to an investor buyer.

Core developments

The BDC project remains on track for completion of phase 1 bulk and link infrastructure in Q1 2028 financial year. Planning activities are progressing, including the finalisation of the urban design framework, funding strategy and sales plan. Internal infrastructure will commence once bulk and link infrastructure is completed, in line with the development framework and timelines. The Council recommended approval of the Urban Settlements Development Grant (“USDG”) agreement with the City of Johannesburg. The next step is to finalise the implementation agreements. The agreement has been tabled at committee level, with the Group awaiting final sign-off. Once obtained, the process of recovering the first phase of infrastructure costs will commence. Currently the funding for these infrastructure installations is carried by Calgro M3 and funded from a combination of working capital and external debt.

Diversification in the products offered in the affordable market saw the successful roll-out of a variable product mix of bachelor, one-bedroom and two-bedroom units in Fleurhof, which has attracted strong demand and interest, with the selling price of units starting at R399 000. Construction of a new product in South Hills is underway and anticipated to complete in the latter half of the current year. Bulk and link infrastructure continued to be installed within Fleurhof and Jabulani, providing the Group 5 100 opportunities in the pipeline for development to be rolled out in line with sales demand from these two projects.

Diversification across projects, locations and product offerings remains critical to the Group in mitigating concentration risk. Land acquisitions and/or land availability agreements near core projects where the benefit of previously installed infrastructure can be maximised, together with expansion into the Western Cape, remain a strategic priority. An acquisition of additional land in Fleurhof has been concluded for approximately R25 million, with transfer to take place once the land is proclaimed. The additional land will add a minimum of 966 opportunities to Fleurhof. Discussions remain ongoing for replacement land parcels in the Western Cape, with opportunities assessed against the requirements of the integrated housing model.



Memorial Parks

The Memorial Parks segment delivered another period of growth in profitability, revenue and cash collections. Consistent with prior guidance, the segment's strategic focus remains sustainable growth through footprint expansion via new parks, and growth in annuity income through bolstering the lay-by book. The segment has successfully matured into a sustainable business unit and a growing contributor to the Group.

Key financial overview

In the reporting period, revenue increased by 20.04% to R47.81 million (August 2025: R39.83 million) with the gross profit margin remaining strong at 54.78% (August 2025: 50.39%), this increase was a result of volume growth, with grave sale volumes up 16.21% and burials up 19.19%. Revenue growth was positively impacted by completed lay-by sales which constituted 26.20% of segment revenue. Total cash collections increased by 17.84% to R60.83 million (August 2025: R51.61 million).

Total cash collections (including VAT)

(R'million)	August 2026 HY	August 2025 HY
Nasrec (Gauteng)	28.40	24.70
Fourways (Gauteng)	18.53	14.81
Enokuthula (Gauteng)	2.97	2.15
Bloemfontein (Free State)	1.22	0.76
Durbanville (Western Cape)	9.19	9.19
Rustenburg (North West)	0.51	0
	60.82	51.61
Total increase in cash collections	17.84%	

Key operational overview

Strategic expansions

The Rustenburg Memorial Park launched in December 2025, contributing R1.05 million in sales and R0.51 million in cash collections from date of operation commencement. The strong start reported at year-end, with burial rates and sales volumes exceeding those of comparable parks at a similar stage, has been sustained. Some 60% of this park's sales were concluded on lay-by, confirming the offering as an effective entry point into new markets. Infrastructure roll-out continues, with completion expected within the next six months.

The objective remains to grow the segment by opening a new memorial park every two years. This two-year timeframe allows new parks to contribute positively to profitability before adding another operating site. The segment is exploring opportunities to re-purpose three land parcels currently held within the Residential Property Development business. Site development plan design for the Chartwell properties, which will secure the future of the Fourways offering as that park approaches capacity, is expected to be completed within the next six months. Investigations are underway on the feasibility of a third property in the mid-to-high property portfolio, should this repurposing prove successful rezoning proceedings will be initiated by management.

Annuity income growth

Lay-by remains the primary lever for reducing the barrier to entry. Lay-by cash sale transactions grew by 23.45% to R29.2 million, representing 41.74% of total sales transactions executed in the period, while lay-by cash collections increased by 10.85% to R16.8 million. Revenue from lay-by sales is recognised once full payment is received from the customer. The lay-by book reached R76.42 million (February 2026: R59.7 million) at period end, further stabilising future cash flows and mitigating seasonal fluctuations in collections. Book quality remains sound, with cancellation and default rates continuing to be within 5% of total sign-up value.

Capital allocation

The Group's capital allocation framework is currently focused on supporting its strategic objectives as described above. Given the capital intensive nature of the current phase, available cash resources are prioritised towards funding and trading out non-core projects/non-core assets as well as the infrastructure required for core integrated projects. This is expected to underpin long-term value creation and future earnings growth.

The development and implementation of the capital allocation waterfall is in process requiring the allocation of capital to core operating activities and debt servicing before distributions. In this context, the Board will reassess the dividend policy at the end of the current financial year.

The Group remains committed to a disciplined capital allocation approach, balancing investments in line with the strategic objectives whilst delivering sustainable shareholder value over the long term.

The Group maintains a disciplined capital allocation framework, targeting ROIC of 15% over the next five years, which serves as a key measure in assessing the efficiency of capital deployment and the long-term value generated from strategic investments.

Dividends

In line with the dividend policy, the Board did not declare an interim dividend.

Update on engagement with shareholders

Shareholders who voted against the Remuneration Policy and the Implementation Report at the annual general meeting (“AGM”) in June 2026 were invited to attend a virtual engagement session on 8 October 2026, led by the Chairman of the Remuneration Committee. The Committee considered shareholder feedback received ahead of the session and presented the background to the current Remuneration Report. Shareholders had an opportunity to provide feedback and follow-up questions. The Board agreed to revert to shareholders with a remuneration formula that benefits stakeholders. This should form the basis of disclosures and explanations in the 2027 Remuneration and Nominations Committee Report.

Board and management changes

There were no Board and management changes for the period under review.

Prospects

Looking ahead, the Group expects the operating environment to remain constrained, with end-user demand and the pace of recovery in the affordable housing market continuing to be affected by broader macroeconomic and political headwinds. The upcoming municipal elections and associated local government budget uncertainty are expected to add further complexity to approval and service delivery timelines in the near term. This risk is mitigated by the Group’s sufficient serviced opportunities on hand, which support continued development activity independent of near-term municipal processes. Notwithstanding these constraints, the Group remains focused on the disciplined execution of its approved strategy, prioritising the continued disposal of non-core assets, the reduction of net debt in the long term and the expansion of the Memorial Parks segment. Construction activity will continue to be underpinned by a sales-led approach, with guaranteed off-take agreements secured ahead of construction commencing during this constrained consumer environment, mitigating delivery and market risk in the current environment. Continued investment in strategic infrastructure, including the BDC project, will support the Group’s long-term development pipeline and its ability to deliver sustainable growth over the medium to long term.



Bankenveld District City



Unaudited condensed consolidated statement of financial position

for the six months ended 31 August 2026

R'000	Notes	Unaudited August 2026	Unaudited August 2025	Audited February 2026
Assets				
Cash and cash equivalents		52 308	163 343	183 723
Trade and other receivables		154 869	100 829	159 625
Current income tax assets		1 840	982	1 743
Construction contracts	4	2 403 631	1 855 341	2 107 207
Loans to joint ventures		397 441	497 081	387 466
Investment in joint ventures		167 144	155 466	148 981
Inventories	5	451 541	457 009	456 368
Investments		20 173	19 769	20 669
Property, plant and equipment		21 520	24 662	22 799
Investment property		32 498	22 493	32 498
Intangible assets		159 651	159 651	159 651
Deferred income tax asset		11 941	9 847	10 128
Total assets		3 874 557	3 466 473	3 690 858
Equity and liabilities				
Equity				
Equity attributable to owners of the parent				
Stated capital		28 389	27 247	28 389
Share-based payment reserve		1 936	1 450	(1 540)
Retained income		1 608 711	1 472 622	1 541 081
		1 639 036	1 501 319	1 567 930
Non-controlling interests		3 250	3 322	3 249
Total equity		1 642 286	1 504 641	1 571 179
Liabilities				
Trade and other payables		271 658	257 384	263 334
Current income tax liabilities		–	6 607	239
Borrowings	7	1 453 521	1 255 294	1 380 291
Maintenance provision	15	71 037	61 487	66 328
Deferred income tax liability		436 055	381 060	409 486
Total liabilities		2 232 271	1 961 832	2 119 679
Total equity and liabilities		3 874 557	3 466 473	3 690 858

Unaudited condensed consolidated statement of comprehensive income

for the six months ended 31 August 2026

R'000	Notes	Unaudited August 2026	Unaudited August 2025	Audited February 2026
Revenue	8	465 668	460 030	893 174
Cost of sales	9	(328 488)	(324 654)	(650 261)
Gross profit		137 180	135 376	242 913
Other income		3 271	4 122	19 054
Administrative expenses		(46 137)	(45 113)	(98 610)
Other expenses	11	(13 235)	(1)	–
Expected credit losses on financial and contract assets		(1 733)	3 271	7 692
Finance income		24 879	27 065	56 062
Finance costs	10	(14 794)	(33 128)	(43 493)
Share of profit of joint ventures – net of tax		11 669	14 356	23 982
Profit before tax		101 100	105 948	207 601
Taxation		(25 477)	(25 953)	(47 371)
Profit after taxation		75 623	79 995	160 230
Other comprehensive income		–	–	–
Total comprehensive income		75 623	79 995	160 230
Profit after taxation and other comprehensive income attributable to:				
– Owners of the parent		75 622	79 926	160 235
– Non-controlling interests		1	69	(5)
		75 623	79 995	160 230
Profit after taxation and other comprehensive income attributable to:				
Basic earnings per share (cents)	3	78.99	83.00	167.36
Diluted earnings per share (cents)	3	77.84	81.55	164.94

Unaudited condensed consolidated statement of changes in equity

for the six months ended 31 August 2026

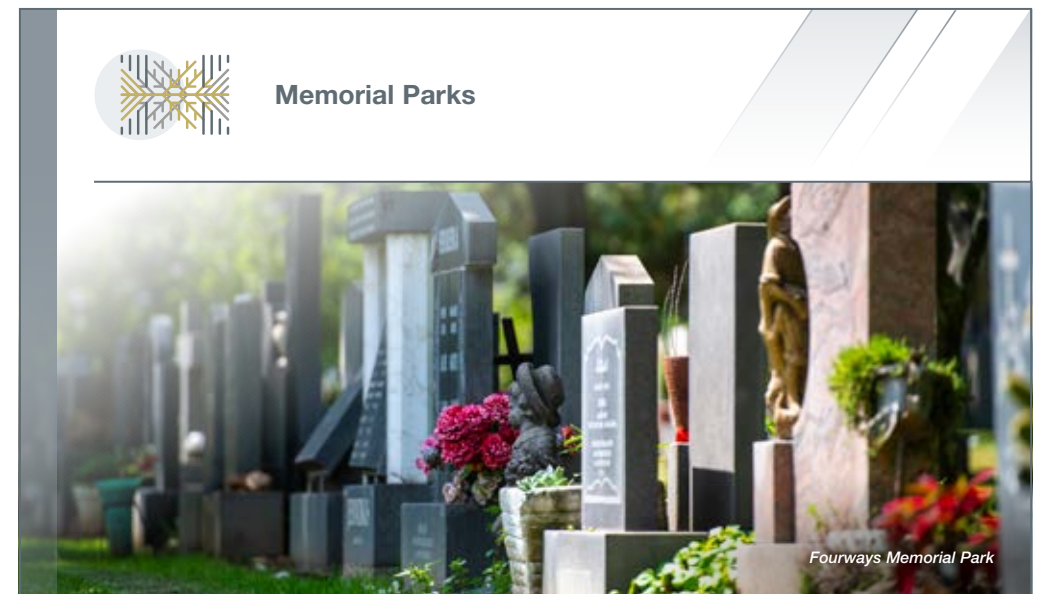
R'000	Stated capital	Share-based payment reserve	Retained income	Total	Non-controlling interests	Total equity
Balance at 1 March 2025	33 909	486	1 396 027	1 430 422	3 254	1 433 676
Shares repurchased	(6 662)	–	–	(6 662)	–	(6 662)
Share-based payments	–	964	3 261	4 225	–	4 225
Dividend declared	–	–	(6 592)	(6 592)	–	(6 592)
Comprehensive income						
Profit for the period	–	–	79 926	79 926	69	79 995
Other comprehensive income	–	–	–	–	–	–
Total comprehensive income	–	–	79 926	79 926	69	79 995
Balance at 31 August 2025	27 247	1 450	1 472 622	1 501 319	3 322	1 504 641
Balance at 1 September 2025	27 247	1 450	1 472 622	1 501 319	3 322	1 504 641
Share-based payments	1 142	(2 990)	7 402	5 555	–	5 555
Joint venture to joint control	–	–	(19 252)	(19 252)	–	(19 252)
Comprehensive income						
Profit/(loss) for the period	–	–	80 309	80 309	(74)	80 235
Other comprehensive income	–	–	–	–	–	–
Total comprehensive income/(expense)	–	–	80 309	80 309	(74)	80 235
Balance at 28 February 2026	28 389	(1 540)	1 541 081	1 567 930	3 249	1 571 179
Balance at 1 March 2026	28 389	(1 540)	1 541 081	1 567 930	3 249	1 571 179
Share-based payments	–	3 476	246	3 722	–	3 722
Dividend declared (note 14)	–	–	(8 238)	(8 238)	–	(8 238)
Comprehensive income						
Profit for the period	–	–	75 622	75 622	1	75 623
Other comprehensive income	–	–	–	–	–	–
Total comprehensive income	–	–	75 622	75 622	1	75 623
Balance at 31 August 2026	28 389	1 936	1 608 711	1 639 036	3 250	1 642 286

Unaudited condensed consolidated statement of cash flows

R'000	Unaudited August 2026	Unaudited August 2025	Audited February 2026
Cash utilised from operating activities			
Cash utilised from operations	(110 304)	(50 631)	(14 786)
Finance income received	23 999	26 706	55 243
Finance cost paid	(72 556)	(60 868)	(135 639)
Tax paid	(1 059)	(3 588)	(3 891)
Net cash utilised from operating activities	(159 920)	(88 382)	(99 073)
Cash flows from investing activities			
Purchase of property, plant and equipment	(626)	(754)	(828)
Sale of property, plant and equipment	–	134	143
Increase in investments in joint venture	(6 494)	(4 500)	(8 000)
Loans advanced to joint ventures	(21 050)	(32 226)	(121 211)
Loans repaid by joint ventures	574	7 610	7 468
Net cash utilised in investing activities	(27 596)	(29 736)	(122 429)
Cash flows from financing activities			
Proceeds from borrowings	203 750	350 000	566 425
Repayment of borrowings	(136 750)	(207 500)	(297 500)
Shares bought back	–	(6 663)	(5 167)
Repayment of capital portion on leases	(2 661)	(2 507)	(6 592)
Dividends paid	(8 238)	(6 592)	(6 663)
Net cash raised in financing activities	56 101	126 738	250 503
Net (decrease)/increase in cash and cash equivalents	(131 415)	8 621	29 000
Cash and cash equivalents at the beginning of the period	183 723	154 723	154 723
Cash and cash equivalents at the end of the period	52 308	163 343	183 723

Unaudited condensed segment report for the Group

The Chief Operating Decision Makers (“CODM”) manages the Group activities in two distinct segments, namely:



Unaudited condensed segment report for the Group *(continued)*

R'000	Residential Property Development	Memorial Parks	Holdings and other	Total
August 2026				
Total segment revenue	417 862	47 806	–	465 668
Fleurhof	175 673	–	–	175 673
Jabulani	40 976	–	–	40 976
Scottsdene	11 786	–	–	11 786
South Hills	99 398	–	–	99 398
Belhar	86 276	–	–	86 276
Mid to high projects	3 753	–	–	3 753
Memorial Parks	–	47 806	–	47 806
Gross revenue	417 862	47 806	–	465 668
Point in time	61 311	47 806	–	109 117
Over time	356 551	–	–	356 551
Revenue	417 862	47 806	–	465 668
Cost of sales	(306 859)	(21 629)	–	(328 488)
Gross profit	111 003	26 177	–	137 180
Other income	801	2 470	–	3 271
Administrative expenses	(32 030)	(9 643)	(4 464)	(46 137)
Other expenses	(12 739)	(496)	–	(13 235)
Expected credit losses on financial and contract assets	(1 744)	10	–	(1 733)
Finance income	23 865	5	1 009	24 879
Finance costs	(13 428)	(1 366)	–	(14 794)
Share of profit of joint ventures – net of tax	11 669	–	–	11 669
Profit/(loss) before tax	87 397	17 157	(3 455)	101 100
Taxation	(26 376)	964	(64)	(25 477)
Profit/(loss) after taxation	61 021	18 121	(3 520)	75 623
Other comprehensive income	–	–	–	–
Total comprehensive income	61 021	18 121	(3 520)	75 623
Profit/(loss) after taxation and other comprehensive income attributable to:				
– Owners of the parent	61 020	18 121	(3 520)	75 622
– Non-controlling interests	1	–	–	1
	61 022	18 121	(3 520)	75 623

R'000	Residential Property Development	Memorial Parks	Holdings and other	Total
August 2025				
Total segment revenue	420 197	39 833	–	460 030
Fleurhof	94 474	–	–	94 474
Jabulani	50 917	–	–	50 917
Scottsdene	121 598	–	–	121 598
South Hills	32 384	–	–	32 384
Belhar	68 831	–	–	68 831
Mid to high projects	29 479	–	–	29 479
Other projects	22 515	39 833	–	62 348
Gross revenue	420 197	39 833	–	460 030
Point in time	221 825	39 833	–	261 658
Over time	198 372	–	–	198 372
Revenue	420 197	39 833	–	460 030
Cost of sales	(304 892)	(19 762)	–	(324 654)
Gross profit	110 306	20 071	–	135 376
Other income	965	3 157	–	4 122
Administrative expenses	(34 288)	(7 392)	(3 433)	(45 113)
Other expenses	(1)	–	–	(1)
Expected credit losses on financial and contract assets	3 259	13	–	3 271
Finance income	25 803	1	1 261	27 065
Finance costs	(31 196)	(1 932)	–	(33 128)
Share of profit of joint ventures – net of tax	14 356	–	–	14 356
Profit/(loss) before tax	89 202	18 918	(2 172)	105 948
Taxation	(24 145)	(1 415)	(393)	(25 953)
Profit/(loss) after taxation	65 057	17 503	(2 565)	79 995
Other comprehensive income	–	–	–	–
Total comprehensive income	65 057	17 503	(2 565)	79 995
Profit after taxation and other comprehensive income attributable to:				
– Owners of the parent	64 988	17 503	(2 565)	79 926
– Non-controlling interests	69	–	–	69
	65 057	17 503	(2 565)	79 995

Unaudited condensed segment report for the Group *(continued)*

R'000	Residential Property Development	Memorial Parks	Holdings and other	Total
August 2026				
Assets				
Cash and cash equivalents	48 510	2 244	1 554	52 308
Trade and other receivables	152 659	1 689	521	154 869
Current income tax assets	1 030	439	371	1 840
Construction contracts	2 403 631	–	–	2 403 631
Loans to joint ventures	397 441	–	–	397 441
Investment in joint ventures	167 144	–	–	167 144
Inventories	286 791	164 750	–	451 541
Investments	–	20 173	–	20 173
Property, plant and equipment	13 237	8 283	–	21 520
Investment property	–	32 498	–	32 498
Intangible assets	158 956	695	–	159 651
Deferred income tax asset	–	10 995	946	11 941
Total assets	3 629 399	241 767	3 392	3 874 557
Liabilities				
Trade and other payables	229 698	38 109	3 851	271 658
Borrowings	1 453 521	–	–	1 453 521
Maintenance provision	–	71 037	–	71 037
Deferred income tax liability	436 055	–	–	436 055
Total liabilities	2 119 274	109 146	3 851	2 232 271

R'000	Residential Property Development	Memorial Parks	Holdings and other	Total
February 2026				
Assets				
Cash and cash equivalents	181 644	1 483	596	183 723
Trade and other receivables	154 413	4 683	529	159 625
Current income tax assets	1 065	522	156	1 743
Construction contracts	2 107 207	–	–	2 107 207
Loans to joint ventures	387 466	–	–	387 466
Investment in joint ventures	148 981	–	–	148 981
Inventories	285 862	170 506	–	456 368
Investments	–	20 669	–	20 669
Property, plant and equipment	14 646	8 153	–	22 799
Investment property	–	32 498	–	32 498
Intangible assets	158 956	695	–	159 651
Deferred income tax asset	–	10 128	–	10 128
Total assets	3 440 239	249 337	1 281	3 690 858
Liabilities				
Trade and other payables	222 146	35 996	5 192	263 334
Current income tax liabilities	239	–	–	239
Borrowings	1 380 291	–	–	1 380 291
Maintenance provision	–	66 328	–	66 328
Deferred income tax liability	409 486	–	–	409 486
Total liabilities	2 012 163	102 324	5 192	2 119 679

Notes to the condensed consolidated interim financial statements

1. Basis of preparation

1.1 Statement of compliance

The condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standard ("IFRS"). IAS 34: *Interim Financial Reporting*, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the Companies Act of South Africa.

The condensed consolidated interim financial statements have been prepared under the supervision of SU Naicker CA(SA).

The condensed consolidated interim financial statements should be read in conjunction with the Group's annual financial statements for the year ended 28 February 2026, which have been prepared in accordance with IFRS Accounting Standards as issued by the IASB. The interim financial statements have been prepared on the historical cost basis, excluding specific financial assets held at fair value through profit and loss.

No event that is material to the financial affairs of the Group has occurred between the reporting date and the date of approval of the condensed consolidated interim financial statements.

The condensed consolidated interim financial statements were not reviewed or audited by the Group's external auditors.

The condensed consolidated interim financial statements of Calgro M3 were authorised for issue by the Board of directors on 16 October 2026.

1.2 Judgements and estimates

Management made judgements, estimates and assumptions that affect the application of accounting policies and the reporting amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. The significant judgements made by management in applying the Group's accounting policies and the key source of estimation uncertainty were similar to those applied to the Group annual financial statements as at and for the year ended 28 February 2026.

2. Accounting policies

The accounting policies adopted in the preparation of the condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group annual financial statements as at and for the year ended 28 February 2026.

3. Earnings reconciliation

	Unaudited August 2026	Unaudited August 2025	Audited February 2026
Determination of headline and diluted earnings – net of tax and non-controlling interest			
Attributable profit to shareholders	75 622	79 926	160 235
Fair value adjustment to investment properties	–	–	(10 005)
Profit on disposal of property, plant and equipment and computer software	–	(134)	(143)
Headline and diluted headline earnings – net of tax and non-controlling interest	75 622	79 792	150 088
Determination of earnings – net of tax and non-controlling interest			
Basic earnings	75 622	79 926	160 235
Diluted basic earnings	75 622	79 926	160 235
Headline earnings	75 622	79 792	150 088
Diluted headline earnings	75 622	79 792	150 088
Determination of shares			
Number of ordinary shares	95 381	96 466	95 381
Weighted average shares	95 742	96 300	95 742
Fully diluted weighted average shares	97 146	98 006	97 146
Determination of per share values – net of tax and non-controlling interest			
Basic earnings per share (cents per share)	78.99	83.00	167.36
Fully diluted earnings per share (cents per share)	77.84	81.55	164.94
Headline earnings per share (cents per share)	78.99	82.86	156.76
Fully diluted headline earnings per share (cents per share)	77.84	81.42	154.50

Notes to the condensed consolidated interim financial statements *(continued)*

4. Construction contracts

	Unaudited August 2026	Audited February 2026
Disaggregated construction contracts – pre-expected credit loss provisions		
Infrastructure – contract assets	951 457	795 999
Fully and partially subsidised units – contract assets	407 871	366 900
Non-subsidised units – contract assets	110 001	107 376
Contract assets	1 469 329	1 270 275
Future contract asset costs		
Development cost for future contract assets	952 093	852 124
	2 421 422	2 122 399
Reconciliation of construction contracts		
Contract assets	1 469 329	1 270 275
Provisions for expected credit losses on contract assets	(17 791)	(15 193)
Development cost for future contract assets	952 093	852 124
Statement of financial position balance for construction contracts	2 403 631	2 107 207

5. Inventories

	Unaudited August 2026	Audited February 2026
Memorial Parks land costs	164 750	170 506
Other land costs for future development	286 791	285 862
Closing balance	451 541	456 368

6. Financial instruments

The Group has three types of financial and contract assets that are subject to the expected credit loss model:

- ▶ Loans to joint venture
- ▶ Contract assets relating to construction contracts
- ▶ Trade receivables

Due to the trade receivables and contract assets being linked to long-term projects, the simplified approach has been applied to determine the lifetime expected credit losses for the relevant financial assets. The general expected credit loss model for loans to companies outside of the Group held at amortised cost has been applied.

There has been no significant increase in the credit risk since initial recognition.

The Group takes the following into account when determining the applicable ECL rates for financial assets:

- ▶ The probability of each project achieving its budget and probability of misestimating the outcome of a project thus having a negative impact on the project results.
- ▶ The relevant stage of completion of the project. If the project is at a more advanced stage of completion the certainty of revenue and cost can more accurately be determined which would lower the overall risk of default.
- ▶ The improvement/decline in the recoverability of the receivable based on historical data. If the average number of days between invoice date and receipt date improved, the probability of default would be lower.
- ▶ If the project has government exposure and relies on subsidies provided by government to install the related infrastructure and services required.
- ▶ The nature of the outstanding debtors at year-end included in each distinct category will increase/decrease the value of the expected credit loss allowance.
- ▶ The impact of a cancellation of a project. The probability of this is higher for a project where ground construction has not yet commenced.
- ▶ The sovereign rating of the South African Government as a downgrade could result in increased pressure on government spending and thus decrease government subsidy availability.
- ▶ The general impact of the economy on these developments/projects. Low to middle income earners are in most circumstances, significantly impacted by interest rates and employment levels, however this risk is mitigated by the extreme housing shortage of this target market and the limited number of housing being developed in this market.
- ▶ Moody's investor services were used in combination with historical recovery rates on sovereign and municipal debts to determine a loss rate. This was then converted into forward looking expected credit loss rates by applying three macroeconomic forecast for South Africa – Baseline (S0), Stronger near term recovery (S1) and Moderate Recession (S3).

Notes to the condensed consolidated interim financial statements *(continued)*

6. Financial instruments *(continued)*

Financial assets that exhibit similar credit risk and behaviour are grouped together. Credit risk exposure on financial assets can be classified within three distinct categories.

- (1) Government institution exposure. The exposure to government is based on the type of project and units being constructed for government institutions within the geographic of South Africa
- (2) Normal business risk exposure. The exposure to other corporate customers and businesses within the geographic of South Africa
- (3) Financial institution risk exposure – the exposure to local financial institutions within the geographic of South Africa

Based on the relevant exposures as described above all, the following expected credit loss rates have been applied:

	August 2026		
	1. Government institution exposure	2. Normal business risk exposure	3. Financial institution risk exposure
Rates to be utilised for the ECLs			
New projects/projects undertaken with higher exposure to Government	1.19% – 1.61%		
Project at an early to advanced stage of completion	1.19% – 1.61%	1.19% – 6.19%	
Project backed by a financial institution at an early to advanced stage of completion	1.19% – 1.61%		1.91%
Specific exposure	0% – 100%	0% – 100%	0% – 100%

The concentration of gross carrying amount of financial assets relevant to the applicable ECL rates are as follows:

	August 2026			
R'000	1. Government institution exposure	2. Normal business risk exposure	3. Financial institution risk exposure	Total
Loans to joint ventures				
Project backed by a financial institution at an early to advanced stage of completion	–	402 774	–	402 774
Specific exposure	–	–	7 482	7 482
Loans to joint ventures	–	402 774	7 482	410 256
Construction contracts – contract assets				
Project at an early to advanced stage of completion	941 563	166 663	–	1 108 226
Project backed by a financial institution at an early to advanced stage of completion	–	8 803	83 175	91 978
Specific exposure	–	269 125	–	269 125
Construction contracts – contract assets	941 563	444 591	83 175	1 469 329
Trade receivables				
Project at an early to advanced stage of completion	369	120 968	–	121 338
Project backed by a financial institution at an early to advanced stage of completion	–	–	28 160	28 160
Specific exposure	–	–	–	–
Trade receivables	369	120 968	28 160	149 497

Notes to the condensed consolidated interim financial statements *(continued)*

6. Financial instruments *(continued)*

Reconciliation of expected credit losses on financial assets at amortised cost – August 2026

	Expected credit loss model applied	Opening balance 1 March 2026	Current year movement	Closing balance 31 August 2026
Trade and other receivables	Lifetime	3 124	612	3 736
Construction contracts – contract assets	Lifetime	15 193	2 598	17 791
Loans to joint ventures	General	14 292	(1 477)	12 815
		32 609	1 733	34 342

The rates applied in the previous financial year and reporting period are as follows:

February 2026			
	1. Government institution exposure	2. Normal business risk exposure	3. Financial institution risk exposure
Rates to be utilised for the ECLs			
New projects/projects undertaken with higher exposure to government	1.19% – 1.61%		
Project at an early to advanced stage of completion	1.19% – 1.61%	1.19% – 6.19%	
Project backed by a financial institution at an early to advanced stage of completion	1.19% – 1.61%		1.91%
Specific exposure	0% – 100%	0% – 100%	0% – 100%

The concentration of gross carrying amount of financial assets relevant to the applicable ECL rates are as follows:

	February 2026			
	1. Government institution exposure	2. Normal business risk exposure	3. Financial institution risk exposure	Total
Loans to joint ventures				
New projects with significant government exposure	–	–	–	–
Project at an early to advanced stage of completion	–	360 705	–	360 705
Project backed by a financial institution at an early to advanced stage of completion	–	–	41 053	41 053
Loans to joint ventures	–	360 705	41 053	401 758
Construction contracts – contract assets				
Project at an early to advanced stage of completion	149 370	182 786	–	332 156
Project backed by a financial institution at an early to advanced stage of completion	–	–	–	–
Specific exposure	–	938 119	–	938 119
Construction contracts – contract assets	149 370	1 120 905	–	1 270 275
Trade receivables				
Project at an early to advanced stage of completion	200	153 024	–	153 224
Project backed by a financial institution at an early to advanced stage of completion	–	–	4	4
Specific exposure	59	4 041	–	4 099
Trade receivables	259	157 065	4	157 327

Notes to the condensed consolidated interim financial statements *(continued)*

6. Financial instruments *(continued)*

Reconciliation of expected credit losses on financial assets at amortised cost – August 2025

	Expected credit loss model applied	Opening balance 1 March 2025	Current year movement	Closing balance 31 August 2025
Cash and cash equivalents	General	–	–	–
Trade and other receivables	Lifetime	9 537	(6 992)	2 546
Construction contracts – contract assets	Lifetime	10 989	2 482	13 471
Loans to joint ventures	General	19 775	1 238	21 013
		40 301	(3 271)	37 030

7. Borrowings

	Interest rate	Expiration date	Unaudited August 2026	Audited February 2026
Floating rate note – CGR 54	JIBAR plus 4.5%	28 February 2028	40 000	40 000
Floating rate note – CGR 55	JIBAR plus 3.9%	2 October 2026	50 000	50 000
Floating rate note – CGR 56	JIBAR plus 3.9%	2 October 2026	–	33 000
Floating rate note – CGR 59	JIBAR plus 3.9%	21 November 2027	70 000	70 000
Floating rate note – CGR 60	JIBAR plus 4.33%	12 December 2029	85 000	85 000
Floating rate note – CGR 61	JIBAR plus 3.90%	27 June 2028	50 000	50 000
Floating rate note – CGR 62	JIBAR plus 3.90%	29 January 2029	60 000	60 000
Floating rate note – CGR 63	ZARONIA plus 4.06%	29 January 2029	50 000	–
NHFC Loan	Prime plus 0.5%	30 March 2030	215 000	215 000
Prescient	JIBAR plus 5%	12 October 2027	100 000	100 000
ABSA 1	JIBAR plus 4.5%	25 April 2028	155 000	155 000
ABSA 2	JIBAR plus 4.25%	15 November 2028	200 000	200 000
Standard Bank of South Africa Limited	Prime less 0.3%	15 September 2026	75 000	50 000
Standard Bank of South Africa Limited	Prime less 0.3%	24 November 2026	25 000	–
Stanlib	ZARONIA plus 4.3%	30 June 2030	250 000	250 000
Total capital outstanding			1 425 000	1 358 000
Transaction cost amortisation			(6 623)	(7 406)
Interest accrual			35 144	29 697
Total transaction costs and interest accrual			28 521	22 291
Total borrowings			1 453 521	1 380 291

8. Revenue

	Unaudited August 2026	Unaudited August 2025
Disaggregated revenue		
Residential Property Development Segment		
Infrastructure	234 947	98 878
Fully and partially subsidised units	166 462	260 156
Non-subsidised units	16 453	57 318
Serviced land sales	–	3 846
	417 862	420 197
Memorial Parks Segment		
Memorial Parks burial rights	47 090	39 251
Memorial Parks burial services	716	582
	47 806	39 833
Total revenue	465 668	460 030

9. Cost of sales

	Unaudited August 2026	Unaudited August 2025
Disaggregated cost of sales		
Residential Property Development Segment		
Infrastructure	110 803	27 467
Fully and partially subsidised units	129 797	199 346
Non-subsidised units	10 084	50 697
Serviced land sales	–	3 497
Residential property development other costs	56 091	23 885
	306 775	304 892
Memorial Parks Segment		
Memorial Parks cost of burial plot	6 161	5 257
Memorial Parks other costs	15 552	14 505
	21 713	19 762
Total cost of sales	328 488	324 654

Notes to the condensed consolidated interim financial statements *(continued)*

10. Finance cost

	Unaudited August 2026	Unaudited August 2025
Bank	2 484	2 598
Unwinding of maintenance provision	1 366	1 932
Lease liability	1 270	1 430
Interest-bearing borrowings	76 492	65 501
Finance cost	81 612	71 460
Less: Amounts capitalised on qualifying assets (construction contracts)	(66 818)	(38 332)
Total finance cost recognised in statement of comprehensive income	14 794	33 128

11. Other expenses

	Unaudited August 2026	Unaudited August 2025
Fair value adjustments on assets held at fair value	496	–
Rental residential costs	–	1
IFRS 9 – Interest modification loss	12 739	–
Total other expenses	13 235	1

IFRS 9: Interest modification loss

During the period, the Group renegotiated the terms of the joint venture loan agreement, resulting in a change in the interest rate applicable to the outstanding balance from prime plus 2% to prime. The principal amount of the loan remains repayable on 28 February 2028.

The change in contractual cash flows was assessed in accordance with IFRS 9: *Financial Instruments*. As the modification did not result in the derecognition of the financial liability, the carrying amount of the liability was recalculated as the present value of the modified contractual cash flows, discounted at the original effective interest rate. The resulting adjustment of R12.739 million was recognised as a modification loss in profit or loss for the period.

Following the modification, the financial liability was recognised at R360 million at the reporting date.

12. Related party transactions

	Unaudited August 2026	Unaudited August 2025
Compensation paid to key employees and personnel*	15 256	13 633
Finance income from related parties	23 326	20 582
Net contract revenue received from joint ventures	99 398	32 354

* Amounts include executive share scheme expense incurred by the Group not yet vested to the executive employees.

The Group entered into various sale and purchase transactions with joint ventures during the ordinary course of business.

These transactions were subject to terms that are no less, nor more favourable than those arranged with independent third parties.

13. Fair values

Financial instruments

To determine the fair value of the financial instruments, future contractual cash flows are discounted using current market interest rates available to the Group for similar financial instruments.

With the exception of the Group's borrowings and investments, the financial instruments' carrying values approximates their fair values, due to the short-term nature of the instruments.

These investments are accounted for at fair value through profit or loss.

Fair value table

The table below analyses the valuation levels used to determine the fair values of the applicable line items in the statement of financial position.

Level no	Level definition
1.	Quoted prices (unadjusted) in active markets for identical assets or liabilities
2.	Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices)
3.	Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs)

Notes to the condensed consolidated interim financial statements *(continued)*

13. Fair values *(continued)*

Comparison of carrying and fair values of applicable line items in the statement of financial position:

	Fair value					
	Carrying values		Level 2		Level 3	
	August 2026 Unaudited	February 2026 Audited	August 2026 Unaudited	February 2026 Audited	August 2026 Unaudited	February 2026 Audited
Assets						
Trade and other receivables	149 497	157 327	–	–	149 497	157 327
Loans to joint ventures	410 256	401 758	–	–	410 256	401 758
Investments [#]	20 173	20 669	–	–	20 173	20 669
Investment property	32 498	32 498	–	–	32 498	32 498
Liabilities						
Trade and other payables	235 044	214 090	–	–	235 044	214 090
Borrowings – Bond Exchange	321 861	393 961	321 861*	393 961*	–	–
Borrowings – Other	1 138 283	993 736	–	–	1 138 283	993 736

[#] Based on prices for unit trusts held by reputable financial institutions.

* Based on quoted prices on the Bond Exchange.

The carrying values for loans to and from joint ventures, trade and other receivables and trade and other payables are a reasonable approximation of their fair value. The balances exclude any non-financial instruments. Refer to note 6 for details on financial instruments.

Non-financial instruments

The fair value measurement for investment property has been categorised as a level 3 fair value based on the inputs to the valuation technique used. The value of investment properties was determined by management using the Discounted Cash Flow (“DCF”) method. This method takes into account the time value of money between the valuation date and the date when the income stream theoretically reverts to prevailing market levels. Properties are valued by discounting the expected future net income for a specific period at an appropriate discount rate to give the present value of the expected net income cash flow. The net income is determined taking into account the gross income, vacancies and lease obligations from which is deducted all normalised operating expenditure.

14. Dividends

In the 2026 financial year, the Board approved a dividend of 8.63703 cents per share, which was paid in June 2026. In line with the dividend policy, an interim dividend was not declared by the Board. In the 2025 financial year, the Board approved a dividend of 8.63703 cents per share, which was paid in June 2025.

15. Going concern

Based on the latest results for the six-month period ended 31 August 2026, the latest Board approved budget for the 2027 financial year, as well as the available bank facilities and cash generating capability, Calgro M3 satisfies the criteria of a going concern.

Notes to the condensed consolidated interim financial statements (continued)

16. JSE Limited Listings Requirements

The unaudited condensed consolidated interim financial statements have been prepared in accordance with the JSE Limited Listings Requirements.

17. Corporate governance

Corporate governance forms one of the foundational layers of the Calgro M3 strategy as we understand that transparency, integrity and accountability need to permeate everything that we do.

The Board of directors endorse the principles contained in King IV. Calgro M3's application of these principles are set out in the 2026 integrated report and, in accordance with the JSE Limited Listings Requirements, has been available on the Company's website since May 2026. Calgro M3 will apply the principles as set out in King V in the 2027 integrated annual report. Please contact the Group company secretary (Juba Statutory Services, represented by Ms S van Schalkwyk), for any additional information.

18. Ratio calculations

Net debt/equity ratio

This ratio is calculated as net debt divided by equity. Net debt is calculated as total interest-bearing borrowings less cash and cash equivalents. Equity is calculated as the total equity per the statement of financial position (excluding share-based payment reserve).

	Unaudited August 2026	Audited February 2026
Net debt		
Borrowings	1 453 521	1 350 594
Less: Cash and cash equivalents	(52 308)	(183 723)
	1 401 213	1 166 871
Equity		
Stated capital	28 389	28 389
Retained income	1 608 711	1 541 081
	1 637 100	1 569 470
Net debt/equity ratio	0.86	0.74

The Group monitors capital on the basis of its net debt/equity ratio. The maximum allowed net debt/equity ratio for the Group is 1.5:1.

Debt service cover ratio ("DSCR")

This ratio is calculated as available cash flow divided by debt service requirement. Available cash flow is calculated as cash generated from/(utilised in) operating activities plus new financial indebtedness incurred plus cash and cash equivalent at the beginning of the year less the aggregate amount spent on the purchase of property, plant and equipment, purchase of intangible assets, acquisition of business, acquisition of subsidiaries, and loans advanced to joint ventures for investment purposes (Capex).

Debt service requirement is calculated as Interest and fees plus Principal repayments.

	Unaudited August 2026	Audited February 2026
Available cash flow		
Cash generated from operating activities	(110 304)	(14 786)
New financial indebtedness incurred	203 750	566 425
Cash and cash equivalent at the beginning of the year	183 723	154 723
Capex	(27 596)	(122 429)
	249 573	583 932
Debt service requirement		
Interests and fees	(48 797)	(81 533)
Finance income	23 999	56 062
Finance cost	(72 556)	(135 639)
Fees	(240)	(1 955)
Principal repayments	(136 750)	(297 500)
	(185 547)	(379 033)
Debt service cover ratio ("DSCR")	1.35	1.54

The Group monitors capital repayments and interest serviceability on the basis of its debt service cover ratio ("DSCR"). The minimum allowed DSCR ratio for the Group is 1.2.

Notes to the condensed consolidated interim financial statements *(continued)*

18. Ratio calculations *(continued)*

Liquidity ratio

This ratio is calculated as the ratio of current assets to current liabilities as defined. Current assets has been defined as cash and cash equivalents, trade and other receivables, work in progress, construction contracts, current tax receivable, inventories, loans to joint ventures. Current liabilities has been defined as trade and other payable, current tax liabilities and borrowings.

	Unaudited August 2026	Audited February 2026
Current assets		
Cash and cash equivalents	52 308	183 723
Trade and other receivables	154 869	159 625
Current income tax assets	1 840	1 743
Construction contracts	2 403 631	2 107 207
Loans to joint ventures	397 441	387 466
Inventories	451 541	456 368
	3 461 630	3 296 132
Current liabilities		
Trade and other payables	271 658	263 334
Current income tax liabilities	–	239
Borrowings	1 453 521	1 380 291
Maintenance provision	71 037	61 487
	1 796 216	1 705 352
Liquidity ratio	1.93	1.93

Funding requirements

The Group monitors capital from funders on the basis of its debt service cover ratio and its net debt/equity ratio (as above).

The minimum allowed debt service cover ratio for the Group is 1.2 and the maximum net debt/equity ratio is 1.5:1.



General information

Calgro M3 Holdings Limited

Incorporated in the Republic of South Africa

Registration number

2005/027663/06

Share code

CGR

ISIN

ZAE000109203

Registered office

Calgro M3 Building
Ballywoods Office Park
33 Ballyclare Drive
Bryanston
2196

Business address

Calgro M3 Building
Ballywoods Office Park
33 Ballyclare Drive
Bryanston
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Postal address

Private Bag X33
Craighall
2024

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Transfer secretaries

Computershare Investor Services

Bankers

First National Bank
Standard Bank
Nedbank

Auditor

Forvis Mazars
Registered Auditor

Debt and equity sponsor

PSG Capital

Appointed debt officer

SU Naicker

Secretary

Juba Statutory Services (Pty) Ltd, represented by Sirkien van Schalkwyk

Directors

BP Malherbe	Executive
SU Naicker	Executive
AJ Langson	Executive
H Ntene	Independent Non-Executive Chairman
RB Patmore	Independent Non-Executive
ME Gama	Independent Non-Executive
TP Baloyi	Independent Non-Executive
TC Moodley	Independent Non-Executive
KW Mzondeki	Independent Non-Executive
LCH Chou	Non-Executive

Preparer

The financial statements were internally compiled under the supervision of SU Naicker CA(SA).

Disclaimer

Statements contained in this announcement, regarding the prospects of the Group, have not been reviewed or audited by the Group's external auditors.





CALGRO M3
Group

www.calgrom3.com