TENSAI PROPERTY SERVICES LIMITED
(Incorporated in South Africa)
(fully owned subsidiary of Castleview Property Fund Limited, an entity listed on the JSE Limited)
(Registration number: 2013/113717/06)
SEM share code: TENS.D0101
ISIN: MU0653d01016
("TPS" or the "Company")
(together with its subsidiary, "the Group")

SUMMARISED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD FROM 1 APRIL 2026 TO 30 JUNE 2026

The Company operates principally in South Africa, with a primary objective to providing investment advisory and property management services to companies within a broader group of companies.

REPORTING CURRENCY

The Company's results are reported in South African Rands ("ZAR").

DIVIDEND

No dividend has been declared for the period under review.

BASIS OF PREPARATION

These summarised unaudited consolidated results for the period from 1 April 2026 to 30 June 2026 ("summarised unaudited results") have been prepared in accordance with the measurement recognition requirements of IFRS, IAS, and the SEM Listing Rules.

ACCOUNTING POLICIES

The accounting policies adopted are consistent with those published in the unaudited financial statements for the period from 1 April 2026 to 30 June 2026. The Company has prepared consolidated financial statements, including comparatives, as required by the IFRS accounting standards.

These summarized unaudited results for the period 1 April 2026 to 30 June 2026 were approved by the Board on 13 August 2026, and have not been reviewed or reported on by the Company's external auditors. The directors of the Company take full responsibility for the preparation of the summarised report and for ensuring that the financial information has been correctly extracted from the underlying unaudited consolidated financial statements for the period from 1 April 2026 to 30 June 2026.

This communiqué has been issued pursuant to SEM Listing Rule 15.43A. The Board accepts full responsibility for the accuracy of the information contained in this communiqué.

By Order of the Board
13 August 2026

For further information, please contact;

Perigeum Capital Ltd, SEM Authorised Representative & Sponsor

Tensai Property Services Limited and its subsidiary

Statement of Financial Position as at 30 June 2026

	Group		Company	
Figures in Rand thousand	Unaudited as at 30 June 2026	Audited as at 31 March 2026	Unaudited as at 30 June 2026	Audited as at 31 March 2026
Assets				
Non-Current Assets				
Investments in subsidiaries	-	-	75 184	75 184
Equity-accounted investments	4 364 466	4 483 408	3 050 302	3 140 186
Deferred tax	25 298	25 298	9 314	9 314
	4 389 764	4 508 706	3 134 800	3 224 684
Current Assets				
Trade and other receivables	2 557	2 410	2 557	2 410
Loans to group company	-	-	504 470	520 477
Derivatives	2 508	13 704	2 508	13 704
Cash and cash equivalents	21 920	34 604	3 259	34 572
	26 985	50 718	512 794	571 163
Total Assets	4 416 749	4 559 424	3 647 594	3 795 847
Equity and Liabilities				
Equity				
Share capital	1 673 104	1 673 104	1 673 104	1 673 104
Foreign currency translation reserve	387 770	559 356	371 315	545 979
Retained income	948 698	848 390	527 416	435 972
	3 009 572	3 080 850	2 571 835	2 655 055
Liabilities				
Non-Current Liabilities				
Borrowings	331 247	330 662	-	-
Current Liabilities				
Borrowings	330 188	354 351	330 016	347 232
Trade and other payables	1 547	1 284	1 548	1 283
Loans from group companies	744 195	792 277	744 195	792 277
	1 075 930	1 147 912	1 075 759	1 140 792
Total Liabilities	1 407 177	1 478 574	1 075 759	1 140 792
Total Equity and Liabilities	4 416 749	4 559 424	3 647 594	3 795 847

Tensai Property Services Limited and its subsidiary

Statement of Profit or Loss and Other Comprehensive Income

Figures in Rand thousand	Group		Company	
	Unaudited for the quarter ended 30 June 2026	Unaudited for the quarter ended 30 June 2025	Unaudited for the quarter ended 30 June 2026	Unaudited for the quarter ended 30 June 2025
Revenue	1 651	1 650	1 651	1 650
Other operating expenses	(6 507)	(5 253)	(6 363)	(4 998)
Loss before finance income, finance costs and other non-operating	(4 856)	(3 603)	(4 712)	(3 348)
Investment income	328	37 711	211	-
Finance costs	(15 232)	(16 981)	(7 235)	(8 459)
Foreign currency gains	11 129	12 341	11 129	12 311
Income from equity-accounted investments	120 365	174 191	103 477	150 561
Other non-operating (losses)	(11 196)	-	(11 196)	-
Profit before taxation	100 538	203 659	91 674	151 065
Taxation	(230)	(130)	(230)	(130)
Profit for the year	100 308	203 529	91 444	150 935
Other comprehensive income:				
Items that may be reclassified to profit or loss:				
Exchange differences on translating foreign operations	(165 213)	136 327	(165 213)	136 327
Share of comprehensive income of equity-accounted investments	(6 373)	(98 297)	(9 451)	(97 729)
Total items that may be reclassified to profit or loss	(171 586)	38 030	(174 664)	38 598
Other comprehensive (loss)/income for the year net of taxation	(171 586)	38 030	(174 664)	38 598
Total comprehensive (loss)/income for the year	(71 278)	241 559	(83 220)	189 533

Tensai Property Services Limited and its subsidiary

Statement of Changes in Equity

Figures in Rand thousand	Share capital	Foreign currency translation reserve	Retained income	Total equity
Group				
Balance at 01 April 2025	1 673 104	776 573	398 716	2 848 393
Profit for the period	-	-	203 529	203 529
Other comprehensive income	-	38 030	-	38 030
Dividends	-	-	-	-
Balance at 30 June 2025	**1 673 104**	**814 603**	**602 245**	**3 089 952**
Balance at 01 April 2026	1 673 104	559 356	848 390	3 080 850
Profit for the period	-	-	100 308	100 308
Other comprehensive income	-	(171 586)	-	(171 586)
Dividends	-	-	-	-
Balance at 30 June 2026	**1 673 104**	**387 770**	**948 698**	**3 009 572**
Company				
Balance at 01 April 2025	1 673 104	736 267	126 181	2 535 552
Profit for the period	-	-	150 935	150 935
Other comprehensive income	-	38 598	-	38 598
Dividends	-	-	-	-
Balance at 30 June 2025	**1 673 104**	**774 865**	**277 116**	**2 725 085**
Balance at 01 April 2026	1 673 104	545 979	435 972	2 655 055
Profit for the period	-	-	91 444	91 444
Other comprehensive income	-	(174 664)	-	(174 664)
Dividends	-	-	-	-
Balance at 30 June 2026	**1 673 104**	**371 315**	**527 416**	**2 571 835**

Tensai Property Services Limited and its subsidiary

Statement of Cash Flows

Figures in Rand thousand	Group		Company	
	Unaudited for the quarter ended 30 June 2026	Unaudited for the quarter ended 30 June 2025	Unaudited for the quarter ended 30 June 2026	Unaudited for the quarter ended 30 June 2025
Cash flows from operating activities				
Cash used in operations	(4 778)	3 069	(4 634)	(12 155)
Interest income	328	241	211	180
Dividends received	-	-	-	-
Tax paid	(230)	(130)	(230)	(130)
Dividends paid	-	-	-	-
Finance costs	(27 643)	(46 975)	(13 282)	(16 248)
Net cash used in operating activities	**(32 323)**	**(43 795)**	**(17 936)**	**(28 353)**
Cash flows from investing activities				
Proceeds from equity-accounted investments	67 720	52 300	18 697	14 589
Cash advanced on loan to group company	-	-	30 500	22 300
Repayments of loan to group company	-	-	(14 492)	(15 500)
Net cash from investing activities	**67 720**	**52 300**	**34 704**	**21 389**
Cash flows from financing activities				
Repayments of loans from group companies	(95 582)	(25 675)	(95 582)	(25 675)
Cash advanced on loans from group companies	47 500	30 626	47 500	30 626
Cash inflows on settlement of derivatives	-	-	-	-
Net cash from / (used in) financing activities	**(48 082)**	**4 951**	**(48 082)**	**4 951**
Total cash movement for the year	**(12 684)**	**13 456**	**(31 314)**	**(2 013)**
Cash and cash equivalents at the beginning of the year	34 604	5 182	34 572	5 131
Cash and cash equivalents at the end of the year	**21 920**	**18 638**	**3 259**	**3 118**