



GAIA FIBONACCI FIBRE REIT 1 LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2021/926046/06) (the “**Company**”)

GFFR1 Ordinary Shares

(Share Code: 4AGFR1O, ISIN ZAE400000127) (the “**Ordinary Shares**”)

GFFR1 Class A Preference Shares

(Share Code: 4AGFR1A, ISIN ZAE400000135) (“**A Preference Shares**”)

GFFR1 Class B Preference Shares

(Share Code: 4GFR1B, ISIN ZAE400000150) (“**B Preference Shares**”)

DISCLOSURE OF CHANGES IN BENEFICIAL INTERESTS IN SECURITIES

Wednesday, 13 August 2025

In compliance with section 122(3)(b) of the Companies Act, No. 71 of 2008 (as amended) (the “**Companies Act**”), shareholders are hereby advised that Gaia Fibonacci Fibre REIT 1 has received formal notification from:

- Gaia Fund Managers (Pty) Ltd (“**Gaia Fund Managers**”) that Gaia Fund Managers has, in the aggregate, acquired an interest in the ordinary shares of the Company, such that the total beneficial interest in the ordinary shares of the Company held by Gaia Fund Managers now amounts to 100% of the total number of ordinary shares in issue;
- Fibonacci Holdings (Pty) Ltd (“**Fibonacci**”) that Fibonacci has, in the aggregate, disposed of an interest in the ordinary shares of the Company, such that the total beneficial interest in the ordinary shares of the Company held by Fibonacci now amounts to 0% of the total number of ordinary shares in issue;
- Nedbank ITF Kruger Balanced Prescient Fund (“**Kruger Balanced Prescient Fund**”) that Kruger Balanced Prescient Fund has, in the aggregate, acquired an interest in the A preference shares of the Company, such that the total beneficial interest in the A preference shares of the Company held by Kruger Balanced Prescient Fund now amounts to 45.74% of the total number of A preference shares in issue;
- Nedbank ITF Kruger Balanced Prescient Fund (“**Kruger Balanced Prescient Fund**”) that Kruger Balanced Prescient Fund has, in the aggregate, acquired an interest in the B preference shares of the Company, such that the total beneficial interest in the B preference shares of the Company held by Kruger Balanced Prescient Fund now amounts to 45.45% of the total number of B preference shares in issue; and

- K2022426868 (South Africa) (Pty) Ltd ("**K2022**") that K2022, in the aggregate, disposed of an interest in the B preference shares of the Company, such that the total beneficial interest in the B preference shares of the Company held by K2022 now amounts to 0% of the total number of B preference shares in issue.

The board of directors of Gaia Fibonacci Fibre REIT 1 ("**Board**") accepts responsibility for the information contained in this announcement and confirms that, to the best of their knowledge and belief, such information is true and this announcement does not omit anything likely to affect the importance of such information. The Board has relied on the accuracy of the information contained in each of the notifications received from Gaia Fund Managers, Fibonacci, Kruger Balanced Prescient Fund and K2022 in making this statement.

Gaia Fibonacci Fibre REIT 1, as required by section 122(3)(a) of the Companies Act, has filed the required notices with the Takeover Regulation Panel.

13 August 2025

Issuer Agent:

Gaia Fund Managers Proprietary Limited

Company Secretary:

Hilde Matthee