RUNWAY PROPERTY GROUP LIMITED

(Incorporated in the Republic of South Africa)

Registration number: 2019/547292/06

Share code: ZXRPG ISIN: ZAE ZAEZ00000059

("Runway" or "the Company")

REISSUANCE OF CONSOLIDATED FINANCIAL STATEMENTS AND AUDITORS' REPORTS FOR THE YEARS ENDED 29 FEBRUARY 2024 AND 28 FEBRUARY 2025

Notice was received from the Company's External Auditors, De Vos Richards Abed, that they will reissue the Consolidated Financial Statements and Auditors' Reports for the years ended 29 February 2024 and 28 February 2025, following an audit by the Independent Regulatory Board of Auditors (IRBA) on De Vos Richards Abed.

The reissuance being undertaken is to correct the following matters:

For the year ended 29 February 2024

A dividend payable to external Shareholders was not recognised in the separate Financial Statements of Runway Property Group (Pty) Ltd.

The dividend payable was, however, correctly recorded in the Group's Consolidated Financial Statements, and therefore no changes were made to the consolidated amounts.

The updated Annual Financial Statements for the year ended 29 February 2024 can be viewed on the Company's website at:

https://runwaypropertygroup.co.za/wp-content/uploads/2025/10/Runway-Property-Group-2024-16-Oct.pdf

For the year ended 28 February 2025

A disclosure deficiency was identified in relation to liquidity risk disclosure under IFRS 7. The maturity analysis for financial liabilities was presented using discounted cash flows, rather than the required undiscounted contractual cash flows. This has been corrected in the reissued financial statements, including restated 2024 comparative information in Note 25.

This correction did not affect the amounts presented in the Group's Statement of Financial Position, Profit or Loss, or Cash Flows.

The updated Annual Financial Statements for the year ended 29 February 2024 can be viewed on the Company's website at:

https://runwaypropertygroup.co.za/wp-content/uploads/2025/10/Runway-Property-Group-2025-16-Oct.pdf

All procedures relating to the reissuance have been performed in accordance with the International Standards on Auditing (ISA) and relevant regulatory requirements of the Independent Regulatory Board for Auditors (IRBA). This letter may be retained for governance purposes or as evidence of compliance for regulatory inspection.

BY ORDER OF THE BOARD OF DIRECTORS OF RUNWAY

ISSUER AGENT

Juba Statutory Services Proprietary Limited

22 October 2025