



CORPORATE PROFILE

THE FIRST CHOICE REAL ESTATE GROUP
THROUGH INNOVATION AND SERVICE EXCELLENCE

WWW.ERIS.CO.ZA



OVERVIEW

Eris Property Group (Eris) is a fully integrated real estate development, investment and services group which provides a range of commercial investment real estate skills in the South African and sub-Saharan African markets.

MISSION STATEMENT

To be the first choice real estate group through innovation and service excellence.

VALUES

Eris strives to be a market leader in real estate by applying our core values which include excellence, diversity, inclusivity, integrity and innovation.

OUR VISION

To be a successful real estate operation in relentless pursuit of client satisfaction, by the early adoption of technology and innovation of products and services. We strive to be the industry leader and employer of choice.

HERITAGE



Eris Property Group was founded in 2008 following the restructuring of RMB Properties (Pty) Ltd (RMBP)



In 2012, Eris undertook another step in its evolution with Momentum Metropolitan Holdings becoming a major shareholder



Strategically placing us in a prime position for growth in South Africa and Sub-Saharan African markets

OWNERSHIP

Eris is majority owned by Momentum Group. Momentum Group is a South African based financial services group listed on the Johannesburg Stock Exchange in South Africa and on the Namibian Stock Exchange in Namibia. Momentum Group conducts its business through operating brands Metropolitan, Momentum, Guardrisk and Eris Property Group.

Momentum Group offers the following products and services for both individuals and companies (including institutions and organisations):

- Long and short-term Insurance
- Employee benefits including healthcare and retirement provision
- Asset management, property management, investments, and savings
- Healthcare administration and health risk management
- Client engagement solutions, including the Momentum Multiply wellness and rewards programme



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NUMBER OF STAFF MEMBERS

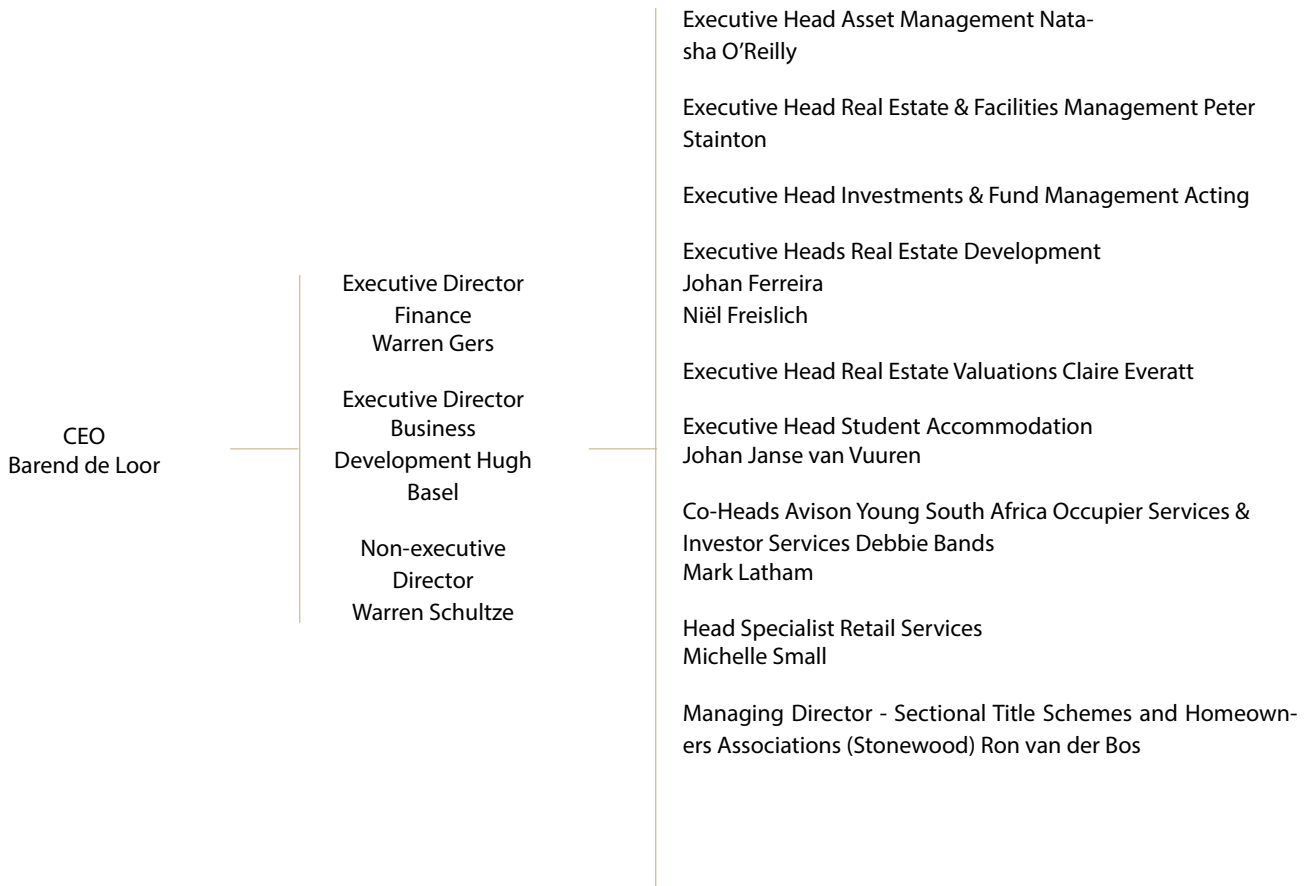


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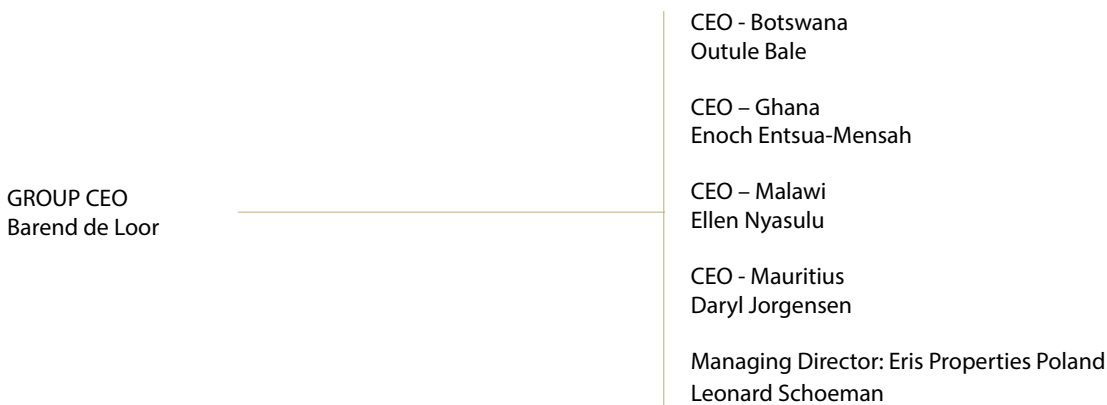
NUMBER OF OFFICES

MANAGEMENT STRUCTURE

SOUTH AFRICAN MANAGEMENT STRUCTURE



CONTINENTAL MANAGEMENT STRUCTURE



AFFILIATIONS & MEMBERSHIPS

Our affiliations and memberships include the following prominent organisations in the property industry:



| | |
|-------|---|
| SAPOA | South African Property Association |
| SACSC | South African Council of Shopping Centres |
| GBCSA | Green Building Council of South Africa |
| WPN | Women's Property Network |

| | |
|------|--------------------------------------|
| IPD | Investment Property Databank |
| MSCI | Morgan Stanley Capital International |
| ZURI | Workspace Solutions |
| PSHA | Private Student Housing Association |

QUICK FACTS & FIGURES



PROJECTS VALUE

As of March 2025, our development real estate division has successfully delivered projects valued at R41.3 billion (\$2.3 million). We proudly oversee asset management totalling R41.3 billion (\$2.3 million) and manage a property portfolio worth R20 billion (\$1.1 million), reflecting our strong commitment to excellence and growth.



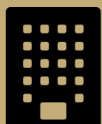
NO OF PROPERTIES DEVELOPED

In South Africa, we have successfully developed 154 projects, with an additional 26 completed beyond the country's borders, showcasing our commitment to growth and expansion.



CLIENTS

Under asset management, we oversee the Momentum Direct Property Portfolio & Momentum Shareholders Portfolio. Our Real Estate team oversees 36 diverse clients.



NO OF TENANTS

Our portfolio includes 1,400 commercial tenants and 6,500 individuals within our student accommodation sector, reflecting our strong and diverse tenant community.



MONTHLY BILLINGS

Our monthly billings amount to 210 million (\$13 million), reflecting our continued financial strength and operational success.

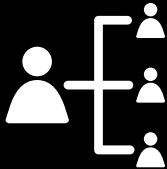


GLA

Since 1993, we have proudly developed a building coverage of 1.7 million square meters. Our assets under management span a total of 1 million square meters, while our property management portfolio covers an additional 1.3 million square meters.

B-BBEE LEVEL 02

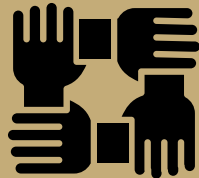
Employment Equity



Due to the company's involvement in the Real Estate Development and Real Estate Management arena, we have access to a wide range of skills in carrying out our business.

Opportunities are continuously sourced to assist SMME's, individuals, or small startup companies, through direct monetary assistance, preferential procurement, and coordination of transfer of skills.

The need to assist those less fortunate is entrenched in the culture and spirit of all Eris Employees.



A percentage of the company's net income is allocated to fund initiatives that are sourced, implemented, and driven by a voluntary internal committee.

Staff members are encouraged to suggest causes to be assessed and driven by the committee and staff volunteers.

Preference is given to projects that will improve the welfare of previously disadvantaged communities.



Eris Property Group's graduate program started in 2010. Every year several graduates are selected from universities to join the company's 12-month programme.

The programme entails a graduate being placed in different divisions over the period offering the graduates maximum exposure to all facets of the real estate industry.

To ensure that the graduates are equipped to carve a distinct future for themselves, Eris provides access to internationally accredited RICS Counsellors who are able to assist graduates in attaining a RICS registration which recognises superior professional and ethical standards globally.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

As real estate development, investment, and real estate managers we have a responsibility towards our clients, partners, and stakeholders to engage in attaining key ESG goals.

Eris Property Group is pledging to continue improving its ESG policies and further enhance its initiatives, with a particular focus on 10 of the 17 UN sustainable development goals (SDG). We are committed to the SDG targets highlighted in the diagram, whilst taking action towards alleviating environment, social and governance issues in order to make a positive and measurable impact, tracking progress and improvement through the project life-cycle in the area of community engagement, resource management and risk management that leads to creating healthy, sustainable environments with a sense of community and connection and driving long term value for all stakeholders.



- 3.2. By 2030, end preventable deaths of newborns and children under 5 years of age, with all countries aiming to reduce neonatal mortality to at least as low as 12 per 1,000 live births and under-five mortality to at least as low as 25 per 1,000 live births.
- 3.9. By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil pollution and contamination.



- 5.2. Eliminate all forms of violence against all women and girls in the public and private spheres, including trafficking and sexual and other types of exploitation.

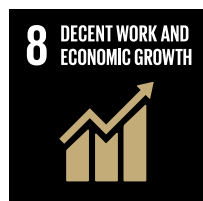


- 6.1. By 2030, achieve universal and equitable access to safe and affordable drinking water for all.
- 6.2. By 2030, achieve access to adequate and equitable sanitation and hygiene for all and end open defecation, paying special attention to the needs of women and girls and those in vulnerable situations.
- 6.4. By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity.



- 7. By 2030, increase substantially the share of renewable energy in the global energy mix.
- 7. By 2030, double the global rate of improvement in energy efficiency.

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- 8.2. Achieve higher levels of economic productivity through diversification, technological upgrading and innovation, including through a focus on high value added and labour-intensive sectors.
- 8.3. Promote development-oriented policies that support productive activities, decent job creation, entrepreneurship, creativity and innovation, and encourage the formalization and growth of micro-, small- and medium sized enterprises, including through access to financial services.
- 8.5. By 2030, achieve full and productive employment and decent work for all women and men, including for young people and persons with disabilities, and equal pay for work of equal value.
- 8.7. Take immediate and effective measures to eradicate forced labour, end modern slavery and human trafficking and secure the prohibition and elimination of the worst forms of child labour, including recruitment and use of child soldiers, and by 2025 end child labour in all its forms.



- 9.5. Enhance scientific research, upgrade the technological capabilities of industrial sectors in all countries, in particular developing countries, including, by 2030, encouraging innovation and substantially increasing the number of research and development workers per 1 million people and public and private research and development spending.



- 11.3. By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.
- 11.4. Strengthen efforts to protect and safeguard the world's cultural and natural heritage.
- 11.6. By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management.
- 11.7. By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities.



- 12.5. By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse.
- 12.7. Promote public procurement practices that are sustainable, in accordance with national policies and priorities.



- 13.1. Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries.
- 13.2. Integrate climate change measures into national policies, strategies and planning.

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- 15.1. By 2020, ensure the conservation, restoration and sustainable use of terrestrial and inland freshwater ecosystems and their services, in particular forests, wetlands, mountains and drylands, in line with obligations under international agreements.



- 16.1. Significantly reduce all forms of violence and related death rates everywhere.
- 16.3. Promote the rule of law at the national and international levels and ensure equal access to justice for all.
- 16.5. Substantially reduce corruption and bribery in all their forms.
- 16.6. Develop effective, accountable and transparent institutions at all levels.



- 17.19. By 2030, build on existing initiatives to develop measurements of progress on sustainable development that complement gross domestic product, and support statistical capacity-building in developing countries.



INVESTMENT & FUND MANAGEMENT FACT SHEET

Eris Property Group has a skilled and experienced investment team who delivers returns in accordance with the prescribed investment guidelines and benchmarks. We provide investors the opportunity to invest in property assets with a focus on Commercial, Retail, Warehousing & Industrial, Student Accommodation, Petrol Filling Stations and Specialized Property.

Eris Property Group as the appointed developer and fund advisor to the following investment vehicles actively maximises net income from each property without compromising the sustainability of the investment.



| FUND | FUND SIZE (EQUITY) | FUND SIZE (TOTAL CAPITAL TARGET) | ASSET COMPOSITION | PERFORMANCE TARGET | FUND STATUS |
|---|--------------------------------|----------------------------------|--|---------------------------------------|--|
| MAREF (Momentum Africa Real Estate Fund) | \$251 Million R3,77 Billion | \$430 Million R7,7 Billion | Offices and Accommodation | 18% net IRR in USD after taxes & fees | Fund closed. Assets under realisation. |
| EPF (Eris Property Fund) | \$9 Million R160 Million | \$36 Million R650 Million | Development of Commercial, Retail Warehousing, Industrial Property (SA and Botswana) | 20% net IRR in ZAR after taxes & fees | Fund closed. Assets under realisation. |
| MPOF (Momentum Properties Opportunity Fund) | \$19 Million R336 Million | \$62 Million R1,2 Billion | Development of Commercial, Retail Warehousing, Industrial and Leisure Property | 16% net IRR in ZAR after taxes & fees | Fund closed. Assets under realisation. |
| SASAI (South Africa Student Accommodation Impact Investments) | \$70 Million R1,265 Billion | \$176 Million R3,2 Billion | Purpose Built Student Accommodation | 20% net IRR after fees and taxes | Fund closed. Assets under management and construction. |

Value \$1 = R16: 'Q2:2022'

SERVICES

Eris recognises that all facets of real estate related decisions are critical to the long-term success of all stakeholders; our attention to detail ensures optimal and efficient solutions.

The full spectrum of real estate services we offer include:

| | | | | |
|--|--|--|--|---|
| <p>01</p>  <p>Real Estate Development</p> | <p>02</p>  <p>Asset Management</p> | <p>03</p>  <p>Investments & Fund Management</p> | <p>04</p>  <p>Real Estate Management</p> | <p>05</p>  <p>Facilities Management</p> |
| <p>06</p>  <p>Sectional Title Schemes and Homeowners' Associations (Stonewood Properties)</p> | <p>07</p>  <p>Student Accommodation</p> | <p>08</p>  <p>Real Estate Valuation</p> | <p>09</p>  <p>Specialist Retail Services</p> | <p>10</p>  <p>Occupier Services & Investor Services (Avison Young Eris South Africa)</p> |

TO BE THE FIRST CHOICE REAL ESTATE GROUP THROUGH INNOVATION AND SERVICE EXCELLENCE.

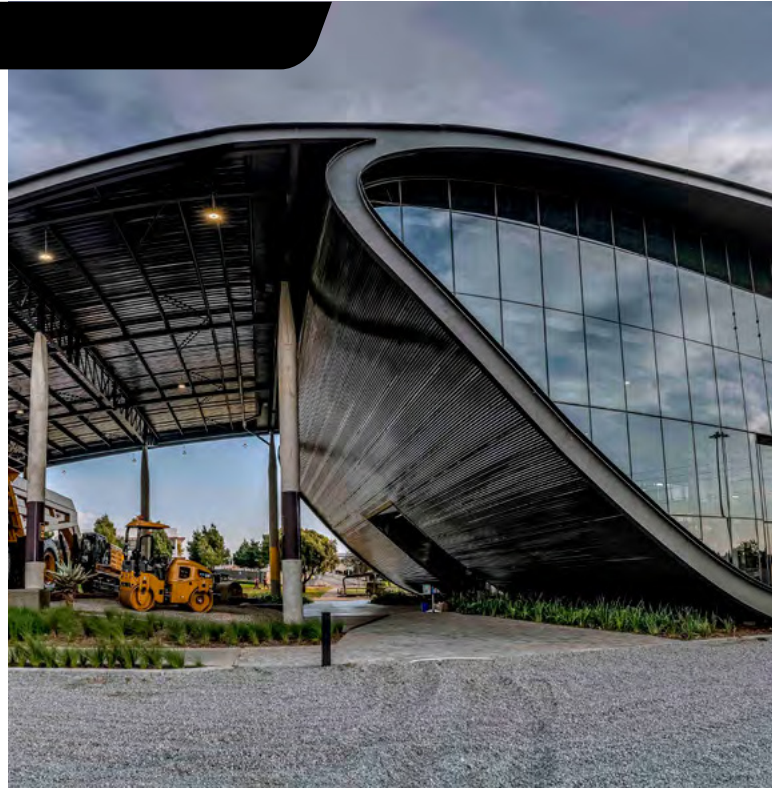
01 REAL ESTATE DEVELOPMENT



The Eris real estate development team undertakes projects as a principal for its own account and for third party investors. The development division focuses on greenfield and brownfield projects, including development consulting and advisory where appropriate.

The Eris development team has proven itself to be amongst the best, with a track record that we are extremely proud of. We have successfully completed large scale developments across Southern African and in numerous African countries.

By combining our specialist technical experience and forward-thinking approach to risk, we can provide full underwrite for time, cost and quality on a development to ensure our clients have total peace of mind during the development process.



02 ASSET MANAGEMENT



The Real Estate Asset Management team strives to optimally manage client's funds and real estate portfolios to achieve their maximum potential. Our highly experienced Real Estate Asset Management team focuses on unlocking the returns of the portfolios under management through a process of careful analyses, planning and effective leadership. Eris' Real Estate Asset Management has been entrusted with the real estate asset management of large corporates and pension funds.

Our solid track record and professional hands-on approach to asset management, places us in the ideal position to deliver exceptional results.



03 INVESTMENTS & FUND MANAGEMENT



INVESTMENTS

Eris undertakes real estate trading and investment activities as a principal and in joint ventures with third parties. The investment division has access to resources within Eris across the range of real estate service disciplines that enables it to effectively unlock the potential of investment real estate.

FUND MANAGEMENT

Eris undertakes fund management activities as a principal and in joint venture with third parties. The team identifies and structures private equity funds in both local and select African markets, being responsible for the fund management (sourcing of funds, investment and divestment). Often funds are made up of external investors sourced from the real estate investment market.



04 REAL ESTATE MANAGEMENT



With a hands-on philosophy, our Real Estate Management Division unlocks long-term value for each unique property, amplifying income and providing a full solution of services.

We use experience, expertise and vision to maximize rental income and reduce vacancies and arrears.

The number of portfolios we manage allows us to achieve economies of scale, saving on maintenance and operating expenses.

Our specialized software delivers in-depth, customized real estate management and reporting, and our in-house attorneys can assist in lease negotiations and legal matters.



05 FACILITIES MANAGEMENT



Our Facilities Management (FM) division delivers tailor-made solutions through a single point contact. We maximize efficiencies to ensure your environment is appealing and comfortable, while in line with budget and control requirements.

Our bespoke facilities management system provides technical, non-technical and business support, delivers transparent and accurate results, and ensures that service providers perform at their best. Integration with client systems and third-party software is possible.

Clients can select between Traditional FM Solutions, Hybrid FM Solutions or Total FM Solutions.



06 SECTIONAL TITLE SCHEMES AND HOMEOWNERS' ASSOCIATIONS



Stonewood Properties is a wholly-owned subsidiary of Eris Property Group. Stonewood Property Management is a residential property management company that offers an efficient and cost-effective administration service to property owners. Stonewood specialises in the administration of community schemes such as sectional title bodies corporate and homeowners' associations (HOA). Our fundamental understanding of the real estate management industry and our in-depth knowledge of the Sectional Titles Schemes Management Act and the Community Scheme Ombud Service Act qualify us to offer relevant and trusted advice and to perform management functions with skill and efficiency.

We offer a comprehensive collection of property management services ranging from financial management and attending general meetings to insurance, maintenance, advisory services, statutory records and amendments.



07 STUDENT ACCOMMODATION



Eris Property Group has three key focus areas in the student accommodation market namely:

- Development Management
- Investment in Student Accommodation
- Real Estate Management

Today's students demand quality, affordability and exceptional connectivity with easy links to learning and leisure facilities as a standard.

Our service offering is flexible and responsive, drawing on our experience and expertise of real estate development around the continent.

DEVELOPMENT MANAGEMENT

Our student accommodation development philosophy includes the provision of accommodation that offers strategic choice of locations, coupled with contemporary design, inclusion of student specific facilities and exceptional build quality.

INVESTMENT

South Africa Student Accommodation Impact Investments (SASAI) creates healthy, sustainable environments through purposebuilt student accommodation (PBSA) with a sense of community and connection. Managed by Eris Property Group, investors can realise an attractive financial return while contributing to social solutions that will benefit South Africa's youth seeking tertiary education.

www.sasai.co.za

REAL ESTATE MANAGEMENT

Rise Student Living is involved in all the real estate management components involved – leasing and administration, facilities and operations management as well as management systems and technology. Rise can assist with setting up websites and the linking of back-end management systems, ultimately offering a management system solution tailored to the market needs.

www.risestudentliving.com

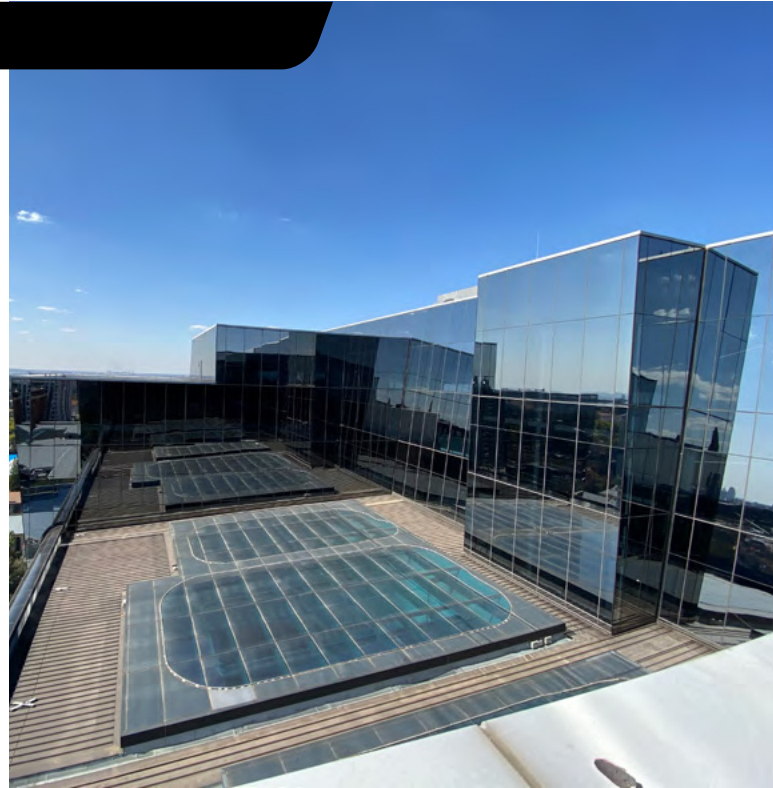


08 REAL ESTATE EVALUATION



Our team of registered RICS (Royal Institute of Chartered Surveyors) valuers offer a professional valuation service in the valuation of land, commercial, retail and industrial properties.

This specialist division undertakes the valuations of institutionally and privately held real estate. Eris has been entrusted with the valuation of prominent real estate throughout South Africa and every region in Africa. The Eris valuation division makes use of sophisticated valuation software. This combined with our vast experience has placed us in a unique position to accurately value any property regardless of its complexity.



09 SPECIALIST RETAIL SERVICES



The Eris retail division understands that retail fundamentals are dynamic and constantly changing. It is vital to keep up to date with shifting demographic profiles and the evolution customer buying behavior. The professional team of retail consultants focus on unlocking the potential of neighborhood, community, specialized and regional centres.

The retail division has access to unrivalled intellectual capital within the Eris group and seeks to maximize the objectives of the investor and retailer by creating a vibrant retail experience for customers with an innovative tenant mix.



10 OCCUPIER SERVICES & INVESTOR SERVICES



AVISON YOUNG SOUTH AFRICA

Avison Young South Africa is an affiliate of Avison Young, a global real estate service provider, and is a wholly owned subsidiary of Eris Property Group in South and subSaharan Africa. Avison Young South Africa offers a comprehensive suite of advisory, transaction and professional services to meet our client's needs.

We've designed our structure to best serve our clients by building a culture which fosters collaboration across our organization. We are supported through internal and external subject matter experts in many critical specialty areas.

The Avison Young team provides corporate occupiers, investors, and property developers, with property advice and bespoke real estate solutions to support current and future real estate needs.

- Occupier Services
 - Occupier Solutions
 - Tenant Representation
 - Advisory & Consultancy
 - Project Management
- Investor Services
 - Investment Sales
 - Landlord Agency
 - Valuations & Advisory Services
 - Property Management

**AVISON
YOUNG**



AWARDS

Our real estate developments received the following awards, achievements and certifications:

UNITS ON PARK, STUDENT ACCOMMODATION, PRETORIA, GAUTENG

- South African Property Owners Association – Winner: Residential Development: 2020

AVENUE ROAD RESIDENCE, UNIVERSITY OF CAPE TOWN, WESTERN CAPE

- 4 Star Green Star Rating for Student Accommodation Design Certification: 2020

SU TOWER, ACCRA, GHANA

- Best Commercial Development - API Awards: 2019

MON TRESSOR BUSINESS GATEWAY, PLAINE MAGNIES, MAURITIUS

- Best Green Building - API Awards: 2019

FNB FREEDOM SQUARE, WINDHOEK, NAMIBIA

- 4 Star Green Star SA Rating for Office V1 Design Certification

FNB, DURBAN, KWAZULU NATAL

- 4 Star Green Star SA Rating for Office V1 Design Certification
- 4 Star Green Star SA Rating for Office V1 As-Built Certification

PORTSIDE, CAPE TOWN (OLD MUTUAL JV)

- 5 Star Green Star SA Rating for Office V1 As-Built Certification
- 5 Star Green Star SA Rating for Office V1 Design Certification

102 RIVONIA ROAD, SANDTON, GAUTENG

- 4 Star Green Star SA Rating for Office V1 Design Certification
- 4 Star Green Star SA Rating for Office V1 As-Built Certification

MENLYN PODIUM PHASE 1, TSHWANE

- Fulton Award – Winner Innovative Construction: 2013
- Fulton Award – Commendation Architectural Concrete: 2013

9 FREDMAN DRIVE, SANDTON, GAUTENG

- South African Property Owners Association – Winner: Refurbishments (before and after): 2010

FAIRLANDS OFFICE DEVELOPMENT, FAIRLANDS, GAUTENG

- South African Property Owners Association – Winner: Office Development: 2009
- South African Property Owners Association – Overall Winner: 2009
- African Commercial Property Awards – 5 Star Winner: Best Office Development in South Africa: 2009
- African Commercial Property Awards – Winner: Best Office Development in Africa: 2009

FUEL GROUP LOGISTICS CENTRE, ACSA PARK, GAUTENG

- South African Property Owners Association – Winner: Industrial Development: 2009 PMR GOLD AWARD
- Property Developers Nationwide – Second Overall: 2006

PMR DIAMOND AWARD

- Property Developers – First Overall: Winner: 2005

PMR GOLD AWARD

- Property Developers – Joint Second Overall: 2004

PMR GOLD AWARD

- Property Developers – Second Overall: 2003

WORLDWEAR, FAIRLANDS, GAUTENG

- South African Property Owners Association Special Mention – Retail Development Category 2 – New Concept and Innovative Design

MERCHANT PLACE, SANDTON, GAUTENG

- AMSA Award for Design, Construction and Aesthetics (2000)

MOMENTUM LIFE, CENTURION, TSHWANE

- South African Property Owners Association- Winner: Corporate Office Development: 2001
- South African Property Owners Association – Overall Award: Winner: 2001
- Association of Steel Tube and Pipe Manufacturers – 2001 Steel Construction Award – “Excellence in the Application of Tubular Steel Design”
- South African Institute of Steel Construction – Steel Construction Award: Overall Winner: 2001

NEW CAMPUS FOR MTN PHASE 1, CONSTANTIA KLOOF, GAUTENG

- South African Property Owners Association Merit Award for Development Excellence: 2004
- 2004 QB Award for South African Interior Design – Corporate Interior over R5 Million

FIRST DIRECT CALL CENTRE, RANDBURG, GAUTENG

- South African Institute of Steel Construction: Architectural Commendation Award

UNILEVER HEAD OFFICE, DURBAN, KWAZULU NATAL

- South African Institute of Architects 2003-2004 – National Award of Merit

BARLOWORLD & CATERPILLAR HEAD OFFICE, JOHANNESBURG, GAUTENG

- Southern African Institute of Steel Construction Winner Commercial category: 2020 Commendation: Best Architectural Design: 2020

UNITS ON CAPE STATION, CAPE TOWN, WESTERN CAPE

- Reside Awards: Accommodation of the Year Award 2024

CLIENTS



JOHANNESBURG – HEAD OFFICE
129 Rivonia Road, The MARC, Tower 2,
2nd Floor, Sandton, 2196
T +27 11 775 1000
F +27 11 775 1001
www.eris.co.za

CAPE TOWN
10 Willie van Schoor Avenue, Parc du Cap,
Building 3, 2nd Floor, Bellville, 7530
T +27 21 410 1160
F +27 21 418 2249

DURBAN
Office FF07, 1st Floor, 5 and 9 Park Avenue and
20,22 and 24, Centenary Boulevard,
Umhlanga Rocks, 4051
T +27 31 583 7020
F +27 31 583 2024

BLOEMFONTEIN
27 President Steyn Avenue, Koutris Building,
Ground Floor Westdene, 9300
T +27 51 406 8220
F +27 51 406 8231

ACCRA, GHANA
F. 304/5 5th Norla Street, Labone, Accra
T +233 (0) 30 276 7586
F +233 (0) 30 276 7450
www.erisghana.com

GABORONE, BOTSWANA
Eris Properties Botswana (Khumo Property
Asset Management) Plot 50676, Block A,
Fairgrounds Office Park, Gaborone
T +267 9675 4415
www.khumopam.co.bw

BLANTYRE, MALAWI
Chibisa House, 19 Glyn Jones Road, Blantyre
T +265 1832 085
www.erismalawi.com

MON TRESOR, MAURITIUS
Mon Tresor Business Gateway,
Plaine Magnien, 51512
T +230 5 478 7905
www.erismauriti.us.com

WARSAW, POLAND
Ul. Chmielna 132/134, 00-805 Warswaza
T +31 65 797 8250

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