



BUILDING A **GREENER** FUTURE

2026 KING IV APPLICATION REGISTER



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Good corporate governance provides the framework within which we strive to generate competitive levels of performance for the benefit of all our stakeholders. The board of directors of Balwin Properties Limited (“the board”) believes that applying the highest standards of corporate governance is key to achieving the vision and strategy as well as creating and sustaining value for the stakeholders of the Balwin Properties Limited (“Balwin”) and its subsidiaries (“the group”).

Transparency, accountability, integrity and openness in reporting and disclosure of information, both operational and financial, are internationally accepted to be vital to the practice of good corporate governance. Achieving this objective demonstrates Balwin’s public accountability and its commitment to conduct its business within ethical standards and outcomes-based strategic objectives.

Furthermore, these principles assist the board in fulfilling its roles and responsibilities in steering and setting strategic direction, approving policies and planning, overseeing and monitoring, and ensuring consistency in its practices.

The board is pleased to present the King IV application report for the year ended 28 February 2026.

In line with its governance duties, the board has noted the ongoing developments in corporate governance reform, including the implementation of the Companies Amendment Acts, amendments to the JSE Listing Requirements (as part of the JSE Simplification Project) and the release of the King V Report on Corporate Governance for South Africa (“King V”), which would be incorporated into Balwin’s governance framework. The group has initiated steps to align its governance practices with the requirements of King V and intends to implement the new code starting from the 2027 financial year. This approach ensures ongoing compliance with robust governance standards and fosters sustainable, long-term value for both shareholders and stakeholders.

PRINCIPLE 1

The board should lead ethically and effectively

The group remains committed to achieving its goals with integrity, high ethical standards and in compliance with all applicable laws, while being a responsible corporate citizen. The board has adopted a code of ethics which is regularly reviewed and sets the tone for an ethical culture within the group. The directors are fully committed to these principles, which actively ensures that the business is managed according to the highest ethical standards, even beyond mere legal compliance, within its operating environment, as well as social, political and physical environment within which the group operates.

Directors attend and actively participate in meetings that are planned in advance in accordance with a formal workplan to ensure the board operates effectively. board members are afforded with the opportunity to engage meaningfully in board deliberations and challenge when they have a concern.

PRINCIPLE 2

The board should govern the ethics of the group in a way that supports the establishment of an ethical culture

The code of ethics as approved by the board is included as part of induction for new employees as well as other regular training programmes. Ethics are part of our recruitment process, evaluation of performance and rewards of employees as well as the sourcing of suppliers.

Directors and officers of Balwin are committed to always act in good faith and in the best interest of the group. A register of directors’ interests is maintained whereby directors confirm their interests on an ongoing basis. Declaration of interests is a standard agenda item and specific conflict of interests are recorded in the board minutes.

The board, through the audit and risk committee as well as the social, ethics and transformation committee, monitors compliance with the group’s code of ethics through various reporting channels including internal audit and the whistle-blower hotline. Quarterly feedback is provided to the relevant committees and the board, while sanctions and remedies are in place when ethical standards are breached.

During the financial year, the group, to the best of its knowledge, complied in all material aspects with all relevant legislation and was not subject to any material penalties, fines or criminal procedures.

PRINCIPLE 3**The board should ensure that the organisation is and is seen to be a responsible corporate citizen**

The board considers not only financial performance, but also the impact of the group's operations on society and the environment. The board protects, enhances and invests in the wellbeing of the economy, society and the environment.

The board mandated the social, ethics and transformation committee to monitor and oversee corporate citizenship and report to the board in terms of identified areas including environmental, social and governance (ESG) matters in alignment with relevant policies, as well as initiatives undertaken by the Balwin Foundation NPC.

Health and safety matters are reported to the social, ethics and transformation committee and the board for deliberation.

PRINCIPLE 4**The board should appreciate that the organisation's core purpose, its risks and opportunities, strategy, business model, performance and sustainable development are all inseparable elements of the value creation process**

The board believes that robust governance practices are essential for building stakeholder trust, which is vital for sustaining long-term performance and safeguarding shareholder value.

The board is the highest decision-making body in the group. It approves the group's strategy and actively ensures that it is strategically aligned with the group's values. The board assumes collective responsibility for steering and monitoring strategy implementation and performance targets on a continuous basis as well as any risks involved in the implementation of the strategy. It is collectively responsible for the group's long-term success.

The board is accountable to shareholders and strives to balance the interests of the group and those of its various stakeholders. All directors are continuously taking steps to proactively ensure that they have sufficient working knowledge of the group, and the industry within the triple context in which it operates. Directors are required to ensure continued development of their competencies to lead effectively and act with due care, skill and diligence and take reasonable diligent steps to become informed about matters for decision-making.

Through the risk management plan, material strategic business, legal and sustainability risks are identified and outlined in the risk register and mitigating controls are implemented to manage the identified risks on an ongoing basis.

PRINCIPLE 5**The board should ensure that reports issued by the organisation enable stakeholders to make informed assessments of the organisation's performance, and its short-, medium- and long-term prospects**

The board is responsible for overseeing that reports to stakeholders comply with the necessary legal requirements as well as include true, accurate and reasonable information. This function is delegated to the audit and risk committee and recommended to the board for final approval. Materiality issues are formally determined and reported.

The integrated annual report and financial statements are prepared in consultation with internal and external advisers to proactively ensure that they comply with the relevant legislation and regulations and to ensure that shareholders and stakeholders alike are able to ascertain whether the affairs of the group are managed competently.

Through the audit and risk committee as well as the social, ethics and transformation committee, the board reports on its performance to enable stakeholders with transparent, informed insights of the group's performance in its short, medium and long-term objectives.

External reports, including the integrated annual report, are published on the group's website.

PRINCIPLE 6**The board should serve as focal point and custodian of corporate governance in the organisation**

The board acts as focal point and custodian of corporate governance of the group. A clear division of responsibilities between the directors is maintained to proactively ensure that no single director has unfettered decision-making powers. A delegation of authority framework is in place and reviewed regularly to ensure the necessary authority to management to implement and execute the strategy.

The directors have access to the advice and services of the company secretary. They are entitled, at the group's expense, to seek independent professional advice about the affairs of the group regarding the execution of their duties as directors. As and when required, the board committees are also entitled to obtain independent professional advice on any matter within the ambit of their scope and subject to a board approved process.

A comprehensive governance framework is in place and is operationalised through key instruments such as the board charter, annual board work plan, and the terms of reference for each of the board Committees, in addition to relevant governance policies. These documents are reviewed annually to ensure they remain aligned with best governance practice and the evolving strategic needs of the organisation.

The Implementation of the governance framework is tracked by means of a governance framework reporting dashboard, which provides structured oversight across key governance domains including ethical leadership, risk governance, stakeholder engagement, ESG, compliance, and assurance functions.

PRINCIPLE 7**The board should comprise the appropriate balance of knowledge, skills, experience, diversity and independence for it to discharge its governance role and responsibilities objectively and effectively**

As at 28 February 2026, the board consisted of six independent non-executive directors, one non-executive director and two executive directors. The board's composition is in line and in accordance with the principles of King IV, being that a majority of directors are non-executive and the majority of non-executive directors are independent.

The chairman of the board is independent and his role is separate from the chief executive officer. The chief executive officer and chief financial officer are members of the board. The board composition is reviewed on an annual basis to proactively ensure that it complies with the relevant legislation, regulations and policies.

The non-executive directors have the necessary skills and experience to provide judgement that is independent of management on matters relating to strategy, performance, resources, transformation, diversity, employment equity, standards of conduct and evaluation of performance. The board is confident that its composition reflects the appropriate mix of knowledge, skills, experience, diversity and independence.

Board appointment and re-election process

The board has a formal and transparent policy regarding the appointment of directors to the board. While the appointments are a matter for the board, the authority to oversee the nomination and to carry out the interview process have been delegated to the remuneration and nominations committee. At least one-third of non-executive directors retire by rotation annually.

Apart from a candidate's experience, knowledge, skills, availability and likely fit, the committee also considers a candidate's integrity, as well as other directorships and commitments to proactively ensure that the candidate will have sufficient time to discharge his/her role effectively. The remuneration and nominations committee also considers broader diversity in its assessment in line with its board diversity policy.

The management of the board's succession process is crucial to its sustainability. The remuneration and nominations committee ensures that, as directors retire, candidates with the necessary experience and skills are identified to ensure that the board's competence and balance is maintained and enhanced, taking into account the group's current and future needs. Succession planning for the board members and key executives remains a focus area and is considered annually by the remuneration and nominations committee meetings.

The role of the board in formulating and prioritising the group's strategy remains a focus area, as well as the mix of financial and operational information to support the measurement of the strategy.

The non-executive directors derive no benefit from the group other than their fees and emoluments as proposed by the board through the remuneration and nominations committee and approved by shareholders at the group's annual general meeting.

Independence and conflicts

During the year ended 28 February 2026, none of the directors had a significant interest in any contract or arrangement entered into by the company or its subsidiaries, other than as disclosed in notes 30 and 31 to the annual financial statements.

Directors are required to inform the board timeously of conflicts or potential conflicts of interest that they may have in relation to particular items of business. Directors are obliged to recuse themselves from discussions or decisions on matters in which they have a conflict of interest, in accordance with the conflict of interest policy that is in place. A standard agenda item is included for members to declare whether any of them have any conflict of interest in respect of a matter on the agenda. This is minuted accordingly.

When categorising the non-executive directors as independent, the interests, position, association or relationship was taken into consideration. Should an independent non-executive director serve for longer than nine years then such a director will be subjected to a rigorous review of their independence and performance by the board.

This, together with the test of being judged from the perspective of a reasonable and informed third party and other indicators in a substance-over-form basis, Hilton Saven, Keneilwe Moloko, Thoko Mokgosi-Mwantembe, Tomi Amosun, Arnold Shapiro, and Julian Scher are considered to be independent. The categorisation of directors can be found in the integrated annual report.

Board chairman

The chairman's role is to set the ethical tone for the board and to ensure that the board remains efficient, focused and operates as a unit. Hilton Saven is the independent chairman and his role is separate from that of the chief executive officer, Stephen Brookes. He provides overall leadership to the board and the chief executive officer without limiting the principle of collective responsibility for board decisions.

Hilton Saven is a member of the remuneration and nominations committee, social, ethics and transformation committee and chairs the transaction committee and treasury committee.

The role of the chairman and chief executive officer are documented in the board charter.

PRINCIPLE 8**The board should ensure that its arrangements for delegation within its own structures promote independent judgement, and assist with balance of power and the effective discharge of its duties**

The board should ensure that its arrangements for delegation within its own structures promote independent judgement, and assist with balance of power and the effective discharge of its duties.

The group seeks to maintain strong corporate governance structures and processes by working within a clearly defined governance framework, thereby enabling the delivery of sustainable growth to all our stakeholders. The governance framework promotes the establishment of a board committee structure with the intention of supporting the board in the execution of its duties. The board has delegated specific authority to each committee, while still enabling elective control as well as preserving its accountability. Roles and responsibilities for each committee are defined in respective terms of reference which the board has approved and reviews on an annual basis. Feedback on matters delegated to board Committees is formally recorded and presented at subsequent board meetings, with discussion outcomes and decisions captured in the minutes.

PRINCIPLE 9**The board should ensure that the evaluation of its own performance and that of its committees, its chair and its individual members, support continued improvement in its performance and effectiveness**

The board assumes overall responsibility for the evaluation of its own performance and that of its committees, its chair and its individual members. A formal board evaluation process is conducted biennially. Thus, the board assessment was conducted in the 2025 financial year, whereupon the board rated its overall performance as satisfactory, with the findings and recommendations included as focus areas for the following financial year.

PRINCIPLE 10

The board should ensure that the appointment of and delegation to management, contribute to role clarity and the effective exercise of authority and responsibilities

There is a delegation of authority framework which sets out matters which are strictly reserved for board and management approvals and prescribe authority thresholds for different board committees. The delegation of authority framework is reviewed annually by the board. The board has delegated authority to the chief executive officer to run the day-to-day affairs of the group and he is supported by the executive committee.

The board is satisfied that the delegation of authority framework contributes to role clarity and the effective exercise of authority and responsibilities.

PRINCIPLE 11

The governing body should govern risk in a way that supports the organisation in setting and achieving strategic objectives

The focus of risk management in Balwin is on identifying, assessing, mitigating, managing and monitoring all known forms of risk across the group. Management is involved in a continuous process of developing and enhancing its comprehensive systems for risk identification and management. The board assumes overall responsibility for the governance of risk by setting direction for how risk should be approached and addressed, ensuring that the necessary risk management frameworks and policies are approved. The top risks are presented and discussed on a quarterly basis and are considered when making decisions.

Management throughout the group are responsible to implement and execute effective risk management. The risks to the business encompass areas such as the global IT environment, cybersecurity, exchange rates, political and economic factors, local and international competition, legislation and national regulations, interest rates, people skills, health and safety, and general operational and financial risks. The major risks are the subject of the ongoing attention of the board and are given particular consideration in the annual strategic plan, which is approved by the board. The board and audit and risk committee are assisted by the treasury committee in respect of the oversight of the management of treasury risks and the adherence to the group's risk thresholds and risk management functions within the treasury environment. The social, ethics and transformation committee furthermore supports the board in respect of the oversight of the management of ethical related risks.

The management of operational risk is a line function, conducted in compliance with a comprehensive set of group policies and standards to cover all aspects of operational risk control. Performance is measured on a regular basis by means of both self-assessments and audits by independent consultants. In addition, the group promotes ongoing commitment to risk management, and control by participating in externally organised risk management and safety systems and the establishment of the management risk committee.

PRINCIPLE 12

The board should govern technology and information in a way that supports the group settings and achieving its strategic objectives

The board assumes overall responsibility for the governance of technology and information by setting the direction for how technology and information should be approached. The board recognises the importance as it is inter-related to the strategy, performance and sustainability of the group. The board is supported in its role relating to IT governance by the audit and risk committee.

PRINCIPLE 13

The board should govern compliance with applicable laws and adopted non-binding rules, codes, standards in a way that supports the group being ethical and a good corporate citizen

The board assumes overall responsibility for the governance of compliance with applicable laws and adopted, non-binding rules and code of standards. This function is delegated to the social, ethics and transformation committee with financial compliance overseen by the audit and risk committee.

The board receives assurance on the effectiveness of the controls around compliance with laws, rules, codes and standards from procedures performed by the internal auditors. No penalties were paid during the reporting period for non-compliance with any statutory obligation.

PRINCIPLE 14

The board should ensure that the organisation remunerates fairly, responsibly and transparently so as to promote the achievement of strategic objectives and positive outcomes in the short-, medium- and long-term

The remuneration and nominations committee actively ensures that the group's remuneration policy is aligned with its strategy and it also reviews and approves the remuneration of executive directors and senior management.

The remuneration report and policy are set out in the integrated annual report. A non-binding advisory vote in the remuneration policy and implementation report is tabled at the annual general meeting for shareholder approval.

Executive and prescribed officer remuneration comprises a combination of guaranteed remuneration and variable remuneration (short-term incentives and long-term incentives). The weighting depends on the level of seniority in the organisation. Annual reviews of guaranteed remuneration are benchmarked against remuneration surveys and comparisons of remuneration for similar executive jobs within the sector and its objectives.

The directors, executives and employees are remunerated responsibly in line with the remuneration policy. The board is satisfied that the remuneration policy achieves its objectives.

PRINCIPLE 15

The board should ensure that assurance services and functions enable an effective control environment, and that these support the integrity of information for internal decision-making and of the organisation's external reports

The board has delegated the audit and risk committee with the responsibility of overseeing the effectiveness of assurance arrangements within the group. The committee actively ensures that internal controls are effective and adequately reported on for arrangements within the group.

Internal controls have been established not only over financial matters, but also operational, compliance and sustainability issues.

The board has adopted a combined assurance framework that is strategically aligned with the group's key risks. This framework, aligned to King IV, integrates assurance from management, specialist risk, legal and compliance functions and independent assurance providers to ensure effective control coverage, reduce duplication, and enhance confidence in the integrity of both internal and external reporting. The board assumes responsibility for the integrity of the external reports presented by the group via the audit and risk committee and sets out the direction on how assurance in this regard should be approached and addressed. Assurance is provided through quarterly risk register reviews, continuous management testing of controls, and scheduled audits as set out in a three-year rolling internal audit plan. The effectiveness of these arrangements is monitored by the audit and risk committee and overseen by the board, forming a central component of Balwin's broader governance architecture.

Currently, only the annual financial statements are independently assured by the external auditors.

PRINCIPLE 16

In the execution of its governance role and responsibilities, the governing body should adopt a stakeholder-inclusive approach that balances the needs, interests and expectations of material stakeholders in the best interest of the organisation over time

The board recognises its overall responsibility for the governance of stakeholder relations within the group. Transparent communication and engagement with stakeholders are vital to ensure that the principles on stakeholder management are adopted in line with King IV. The board ensures that shareholders are equitably treated and that the interests of minority shareholders are adequately protected. The board encourages shareholders to attend the annual general meeting to engage with the board and management.

Furthermore, a stakeholder engagement report is presented to the social, ethics and transformation committee and the board on a quarterly basis.

It is the policy of the group to pursue dialogue with institutional investors based on constructive engagement and the mutual understanding of objectives, taking due regard of statutory, regulatory and other directives, regulating the dissemination of information by companies and by their directors. To achieve this dialogue, presentations are made to analysts, investors and the press, and some one-on-one meetings are held with investors and analysts to communicate the strategy and performance of the group. The quality of this information is based on the standards of promptness, relevance and transparency.

