

THE FIRST CHOICE REAL ESTATE GROUP
THROUGH INNOVATION AND SERVICE EXCELLENCE

CORPORATE PROFILE



INDEX

Overview	01
Heritage	01
Ownership	01
<hr/>	
Management Structure	02
Affiliations & Memberships	02
<hr/>	
Environmental, Social, and Governance (ESG)	03
Employment Equity	04
Enterprise Development	04
Corporate Social Responsibility (CSI)	04
Graduate Programme	04
<hr/>	
Real Estate Development Fact Sheet	05
Investment & Fund Management Fact Sheet	06
Asset Management Fact Sheet	07
Real Estate Management Fact Sheet	08
<hr/>	
Services	09
Real Estate Development	10
Asset Management	10
Investments & Fund Management	11
Real Estate Management	11
Facilities Management	12
Sectional Title Schemes and Homeowners' Associations (Stonewood Properties)	12
Student Accommodation	13
Real Estate Valuation	14
Specialist Retail Services	14
Occupier Services & Investor Services (Avison Young Eris South Africa)	15
<hr/>	
Real Estate Development Awards / Achievements	17
<hr/>	
Clients	18



MISSION STATEMENT

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



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

OUR 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 was formed in 2008 following the restructure of RMB Properties (Pty) Ltd (RMBP), which was a prominent real estate development and real estate services company in the South African real estate industry since 1987.

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

This strategically places Eris in a prime position for growth in South Africa and Sub-Saharan African markets.



**Momentum
Metropolitan**

OWNERSHIP

Eris is majority owned by Momentum Metropolitan Holdings. Momentum Metropolitan Holdings Limited (Momentum Metropolitan) 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 Metropolitan conducts its business through operating brands Metropolitan, Momentum, Guardrisk and Eris Property Group.

Momentum Metropolitan 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

306

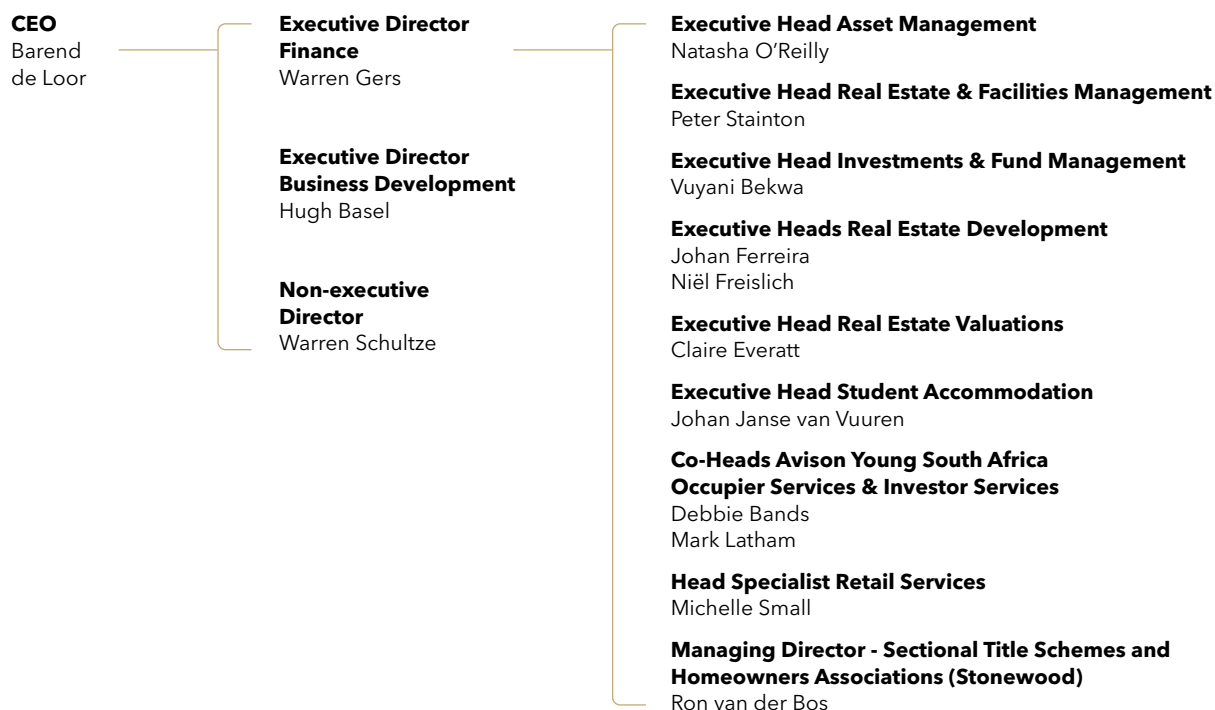
**NUMBER OF
STAFF MEMBERS**

08

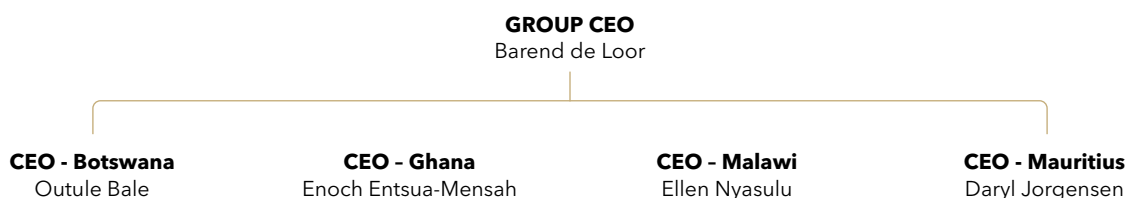
**NUMBER OF
OFFICES**

MANAGEMENT STRUCTURE

SOUTH AFRICAN MANAGEMENT STRUCTURE



CONTINENTAL MANAGEMENT STRUCTURE



AFFILIATIONS AND 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

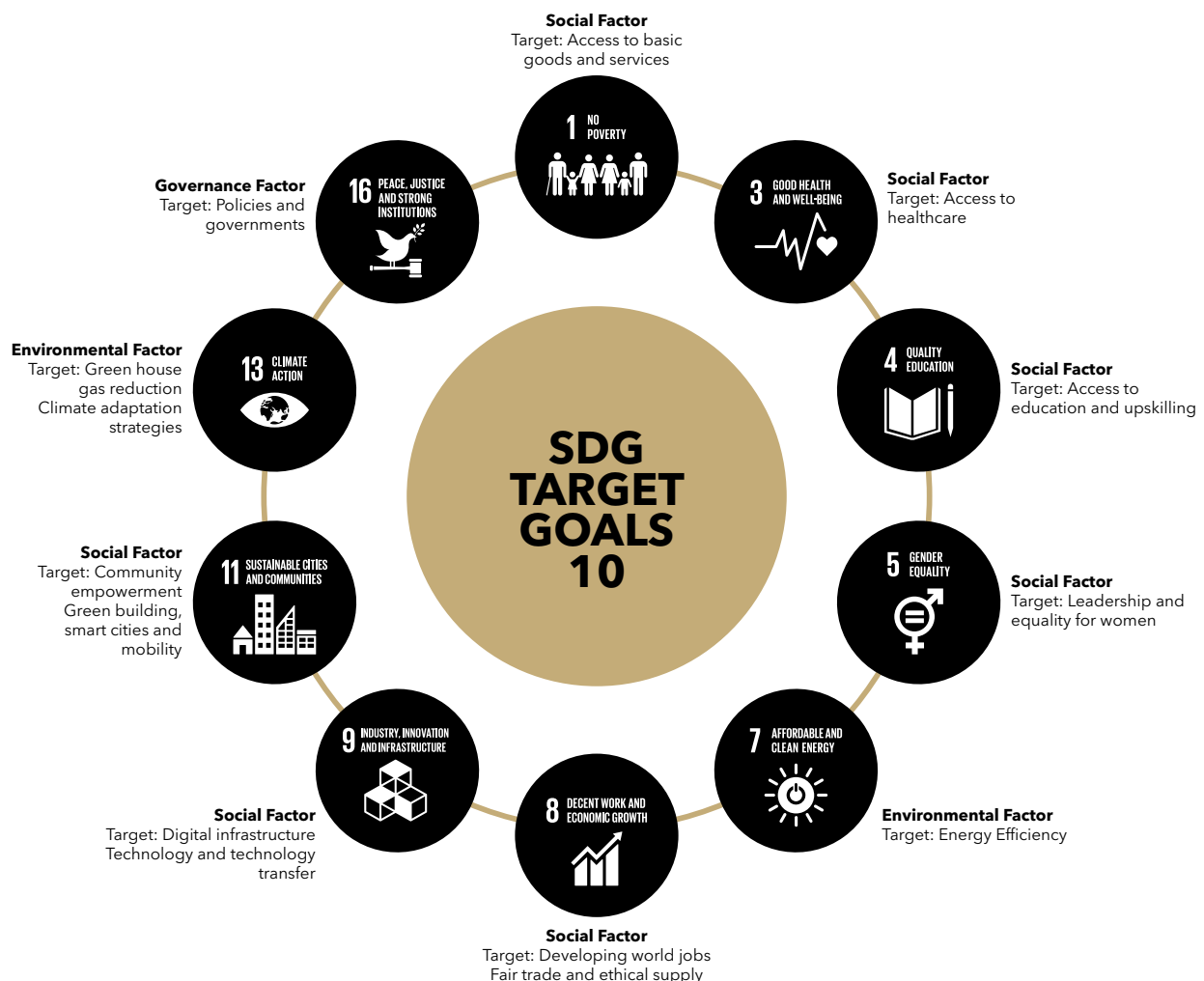


ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

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.



EMPLOYMENT EQUITY

B-BBEE LEVEL

01



ENTERPRISE DEVELOPMENT

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 start-up 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.

CORPORATE SOCIAL RESPONSIBILITY (CSI)

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.

GRADUATE PROGRAMME

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.

REAL ESTATE DEVELOPMENT FACT SHEET

REAL ESTATE DEVELOPMENT

FACT SHEET

R39,5

**Billion
(\$2.46 Billion)**

Value of Real Estate
Developed since 1993

1,7

Million SQM

GLA of Real Estate
Developed since 1993

115

Number of Projects
Developed within
RSA borders since 1993

19

Number of real
estate developments
outside RSA

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



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)	ASSET COMPOSITION	PERFORMANCE TARGET
MAREF (Momentum Africa Real Estate Fund)	\$230 Million R3,68 Billion	\$112.3 Million R1,79 Billion Fund Closed	Offices and Accommodation	18% net IRR in USD after taxes & fees
EPF (Eris Property Fund)	\$10 Million R160 Million	\$72 Million R1,15 Billion Fund Closed	Development of Commercial, Retail Warehousing, Industrial Property (SA and Botswana)	20% net IRR in ZAR after taxes & fees
MPOF (Momentum Properties Opportunity Fund)	\$21 Million R336 Million	\$40.2 Million R712 Million Fund Closed	Development of Commercial, Retail Warehousing, Industrial and Leisure Property	16% net IRR in ZAR after taxes & fees
SASAI (South Africa Student Accommodation Impact Investments)	\$84.3 Million R1,34 Billion	\$210 Million R3,36 Billion Fund Closed	Purpose Built Student Accommodation	20% net IRR after fees and taxes
PFSIF (Petrol Filling Station Infrastructure Fund)	\$20 Million R320 Million	\$66.7 Million R1,06 Billion Fund Open	Development, acquisition and management of Petrol Filling Stations	18% net IRR in ZAR after tax & fees

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



ASSET MANAGEMENT FACT SHEET

ASSET MANAGEMENT

FACT SHEET

2 Clients

Momentum Direct Property Portfolio
Momentum Shareholders Portfolio

R9.5 Billion

(\$593 Million)

Value of Properties Under Management

Retail, Office, Industrial

Asset Composition

950 000

SQM

GLA of properties under management

957

Total tenants under management

CPI+ 5%

Performance Target



REAL ESTATE MANAGEMENT FACT SHEET

REAL ESTATE MANAGEMENT

FACT SHEET

36 Diverse
Clients

R22 Billion
(\$1.3 Billion)

Value of Properties Under Management

220

Properties Under Management

1,3
Million SQM

Total GLA of Properties Under Management

2600
Number of Tenants

R210 Million
(\$13 Million)
Monthly Billings

*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:

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

**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 purpose-built 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.sasaii.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





Rosebank Link, Johannesburg, GLA 21 627m²



Rosebank Link, Johannesburg, GLA 21 627m²

08 REAL ESTATE VALUATION

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 sub-Saharan 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 & ACHIEVEMENTS

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

ERIS PROPERTY GROUP

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