AfroCentric GROUP

Healthier Together

FOR THE SIX MONTHS ENDED 30 JUNE

2026

ADDITIONAL INFORMATION

Additional information
at 30 June 2026

FAIR VALUE DISCLOSURE

Fair value hierarchy

The following hierarchy is used to classify financial and non-financial instruments for fair value measurement purposes:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices included within level 1 that are observable for the asset or liability either directly (that is, as prices) or indirectly (that is, derived from prices); and

Level 3 – Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement. The significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a level 3 measurement.

Assessing the significance of a particular input to the fair value measurement in its entirety requires judgment, considering factors specific to the asset or liability.

The following table presents the groups assets and liabilities that are measured at fair value at 30 June 2026:

	Group			Company		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
June 2026						
Investment Property	–	–	11 670	–	–	–
Other equity investments	–	–	94	–	–	–
	–	–	11 764	–	–	–
June 2025						
Investment Property	–	–	12 500	–	–	–
Other equity investments	–	–	94	–	–	–
	–	–	12 594	–	–	–
December 2025						
Investment Property	–	–	11 670	–	–	–
Other equity investments	–	–	94	–	–	–
	–	–	11 764	–	–	–

Specific valuation techniques used to value financial and non-financial instruments include:

- the fair value of the debt instruments measured at fair value through profit and loss are determined based on a valuation of the net asset value attributable to the investment;
- the fair value of the remaining financial instruments is determined using discounted cash flow analysis and PE ratios; and
- the fair value of the investment property is determined by using either the comparable sales method or the income approach method of valuation.

The assets disclosed above have been classified as a Level 3 financial and non-financial instruments i.e. the inputs are not based on observable market data. The carrying amount of all assets in the table above approximates the fair value of the assets.

Group fair value measurements using significant unobservable inputs (Level 3):

	Investment property R'000	Other equity investments R'000
Opening balance	11 670	94
Fair value	–	–
Closing balance	11 670	94

VALUATION INPUTS AND RELATIONSHIPS TO FAIR VALUE

Investment property

The fair value of portion 108 (a portion of portion 27) of the farm Weltevreden 202 is derived by an external property valuer using the comparable sales method. In applying this approach, the valuer has selected other properties that have similar risk, growth and cash-generating profiles. This investment property is valued on an annual basis.

The fair value of the Portion 1 Erf 4172 Garsfontein is derived by an external property valuer using the Income approach method. In applying this approach, the valuer used market value determined by capitalising the first year's normalised net operating income. This investment property is valued every three years.

The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements.

Description	Fair value at 30 June 2026	Unobservable inputs	Input value used	Sensitivity of unobservable inputs on profit and loss
Investment Property – Roodepoort	8 570	Price per block building rights per square metre	R565 per square metre	If the fair value per square metre increased by 10% then the value of the property would increase by R857 000 in profit or loss. If the fair value per square metre decreased by 10% then the value of the property would decrease by R857 000 in profit or loss.
Investment Property – Garsfontein	3 100	Net rentable area	R454 per square meter	If the fair value per square metre increased by 10% then the value of the property would increase by R310 000 in profit or loss. If the fair value per square metre decreased by 10% then the value of the property would decrease by R310 000 in profit or loss.

Valuation process

The finance department of the Group performs the valuations of the investments for financial reporting purposes, including level 3 fair values. The team reports directly to the Chief Financial Officer (CFO). Discussions of the valuation processes and results are held between the CFO and the Group Finance at year-end to determine the fair value of investments unless there is an indication of impairment which will result in a write-off of the investment in that point in time.

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