Exemplar REITail Limited
(Incorporated in the Republic of South Africa)
(Registration number 2018/022591/06)
Approved as a REIT by the JSE
JSE share code: EXP ISIN: ZAE000257549
LEI: 3789000558287E37F130
("**Exemplar**" or "**the Company**")

DEALINGS IN SECURITIES BY AN ASSOCIATE OF A DIRECTOR

Shareholders are advised of the following information relating to dealings in securities by an associate of a director of Exemplar:

Name of associate:	The John McCormick Family Trust ("**JMFT**")
Name of director and relationship to director:	John McCormick and Jason McCormick, who are beneficiaries of the JMFT. John McCormick is a trustee of the JMFT.
Transaction date:	16 November 2026
Class of securities:	Ordinary shares
Number of securities:	7
Price per security:	R24.00
Total value of transaction:	R168.00
Nature of transaction:	On-market sale of shares
Nature and extent of directors' interest:	Indirect beneficial
Clearance to deal received:	N/A

Name of associate:	The JMFT
Name of director and relationship to director:	As stated above
Transaction date:	17 November 2026
Class of securities:	Ordinary shares
Number of securities:	1 020
Price per security:	R24.00
Total value of transaction:	R24 480.00
Nature of transaction:	On-market sale of shares
Nature and extent of directors' interest:	Indirect beneficial
Clearance to deal received:	N/A

20 November 2026

Sponsor
JAVACAPITAL