

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")



EXEMPLAR

DEALINGS IN SECURITIES BY ASSOCIATES OF DIRECTORS

Shareholders are advised that McCormick Property Development Proprietary Limited ("MPD"), Exemplar's largest shareholder, has entered into agreements with various associates of directors pursuant to which MPD will declare a distribution *in specie* of 10 000 000 Exemplar shares and which will result in various dealings in the Company's securities as detailed below.

All transactions detailed below will have an effective date of 5 November 2024, will be concluded off-market and are indirect beneficial transactions in nature. Clearance to deal has been granted in respect of all transactions.

- MPD will declare a distribution *in specie* to its shareholders, Chris Hani Crossing Proprietary Limited ("CHC") and the trustees for the time being of the John McCormick Family Trust (the "JMFT"), in proportion to their shareholdings in MPD, and will subsequently dispose of 10 000 000 Exemplar shares at a deemed price per security of R11.50 per share for an aggregate transaction value of R115 000 000.00. Jason McCormick and John McCormick are the sole directors of both MPD and CHC. John McCormick is a trustee and beneficiary of the JMFT and Jason McCormick is a beneficiary of the JMFT.
- Accordingly, the JMFT will acquire 7 669 000 Exemplar shares and CHC will acquire 2 331 000 Exemplar shares, all at a deemed price per security of R11.50 per share for aggregate transaction values of R88 193 500.00 and R26 806 500.00, respectively.
- CHC will dispose of the 2 331 000 Exemplar shares to its sole shareholder, the JMFT, by way of a declaration of a distribution *in specie* at a deemed price per security of R11.50 per share for an aggregate transaction value of R26 806 500.00. Following this disposal by CHC and the acquisition of the shares by the JMFT, the JMFT will hold all 10 000 000 Exemplar shares.
- JMFT will dispose of the 10 000 000 Exemplar shares at a deemed price per security of R11.50 per share for an aggregate transaction value of R115 000 000.00 by:
 - awarding 5 000 000 Exemplar shares to the trustees for the time being of the Shashangazane Trust ("Shashangazane"), of which Jason McCormick is a trustee and beneficiary, at a deemed price per security of R11.50 per share for an aggregate transaction value of R57 500 000.00; and
 - awarding the remaining 5 000 000 Exemplar shares to an unrelated trust which is not an associate of any of the Company's directors.
- Finally, in terms of an exchange agreement between Shashangazane and Stazamanzi Proprietary Limited ("Stazamanzi"), of which Jason McCormick is the sole director, Shashangazane will dispose of the 5 000 000 Exemplar shares to Stazamanzi, in exchange for new shares in Stazamanzi at a deemed price per security of R11.50 per share for an aggregate transaction value of R57 500 000.00.

8 November 2024

Sponsor

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