

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 ASSOCIATES OF DIRECTORS OF THE COMPANY

Shareholders are advised of the following information relating to various pledges and cessions of Exemplar shares as security for facilities concluded by the John McCormick Family Trust ("JMFT") and McCormick Property Development Proprietary Limited ("MPD"), both of which are associates of directors of Exemplar.

Facilities concluded on 31 January 2022

On 31 January 2022, MPD concluded a facility agreement for R903 399 829 with Investec Bank Limited with a term of 36 months (the "**Initial MPD Facility**"). A total of 197 924 040 Exemplar shares were pledged as security for the Initial MPD Facility as set out below:

Name of associate:	MPD
Name of directors and relationship to directors:	John McCormick and Jason McCormick, who are both directors of MPD
Transaction date:	31 January 2022
Class of securities:	Ordinary shares
Number of securities:	197 924 040
Total value	R1 887 807 015
Effective price per security:	R9.53804
Nature of transaction:	Off-market pledge and cession of shares as security for the Initial MPD Facility
Nature and extent of directors' interests:	Indirect beneficial
Clearance to deal received:	No

On the same date, JMFT concluded a facility agreement for R160 460 000 with Investec Bank Limited with a term of 36 months (the "**JMFT Facility**"), which replaced a previous facility that had been in place since 2018. A total of 11 312 374 Exemplar shares were pledged as security for the JMFT Facility as set out below:

Name of associate:	JMFT
Name of directors and relationship to directors:	John McCormick and Jason McCormick, who are beneficiaries of the JMFT. John McCormick is a trustee of the JMFT.
Transaction date:	31 January 2022
Class of securities:	Ordinary shares
Number of securities:	11 312 374
Total value	R108 598 790.40
Effective price per security:	R9.60
Nature of transaction:	Off-market pledge and cession of shares as security for the JMFT Facility
Nature and extent of directors' interests:	Indirect beneficial
Clearance to deal received:	N/A

Facility concluded on 8 August 2024

On 8 August 2024, MPD concluded a new facility agreement for R1 002 875 000 with Investec Bank Limited with a term of 36 months (the “**New MPD Facility**”), which replaces the Initial MPD Facility. In addition, part of the funds received by MPD from the New MPD Facility were used to settle the JMFT Facility in full and as a result, the Exemplar shares pledged as security for the JMFT Facility are now unencumbered.

A total of 140 000 000 Exemplar shares were pledged as security for the New MPD Facility as set out below:

Name of associate:	MPD
Name of directors and relationship to directors:	John McCormick and Jason McCormick, who are both directors of MPD
Transaction date:	8 August 2024
Class of securities:	Ordinary shares
Number of securities:	140 000 000
Total value	R1 610 000 000.00
Effective price per security:	R11.50
Nature of transaction:	Off-market pledge and cession of shares as security for the New MPD Facility
Nature and extent of directors’ interests:	Indirect beneficial
Clearance to deal received:	Yes

15 August 2024

Sponsor

The logo for JavaCapital, featuring the word "JAVACAPITAL" in a bold, sans-serif font. The letter "J" is significantly larger and stylized, with a blue swoosh underline that extends across the "A" and "V".