

**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**

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**DEALINGS IN SECURITIES BY DIRECTORS**

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Shareholders are advised of the following information relating to the award and acceptance of restricted share awards in terms of the rules of the Company's approved share plan (the "**Plan**"). A restricted share award entitles the participant to acquire the Exemplar ordinary shares comprising the restricted share award in tranches on or after each vesting date, for no consideration.

The restricted share awards will vest as detailed below, subject to the employment and performance vesting conditions contained in the rules of the Plan:

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Name of director:	Jason McCormick
Transaction date:	25 August 2025
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 3 687 609 ordinary shares
Vesting period:	<ul style="list-style-type: none"><li>– in respect of 1 229 203 of the shares, from 20 August 2028 until and including 19 August 2030;</li><li>– in respect of 1 229 203 of the shares, from 20 August 2029 until and including 19 August 2031; and</li><li>– in respect of 1 229 203 of the shares, from 20 August 2030 until and including 19 August 2032.</li></ul>
Nature of transaction:	Off-market acceptance of restricted share awards in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to trade:	Yes

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Name of director:	Duncan Church
Transaction date:	25 August 2025
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 1 910 357 ordinary shares
Vesting period:	<ul style="list-style-type: none"><li>– in respect of 636 786 of the shares, from 20 August 2028 until and including 19 August 2030;</li><li>– in respect of 636 786 of the shares, from 20 August 2029 until and including 19 August 2031; and</li><li>– in respect of 636 785 of the shares, from 20 August 2030 until and including 19 August 2032.</li></ul>
Nature of transaction:	Off-market acceptance of restricted share awards in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to trade:	Yes

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25 August 2025

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Sponsor

JAVACAPITAL