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 DIRECTORS AND THE COMPANY SECRETARY

Shareholders are advised of the following dealings in securities by directors and the company secretary of Exemplar:

Vesting of shares

The following information relates to the vesting of shares which were awarded and accepted in July 2022 and July 2023, respectively, pursuant to the rules of the Company's approved share plan (the "**Plan**") and following the fulfilment of the employment conditions contained in the rules of the Plan:

Name of director and capacity:	Jason McCormick, CEO
Transaction date:	24 July 2026
Class of securities:	Ordinary shares
Number of ordinary shares vested:	666 666
Total deemed value of transaction:	R12 066 654.60, being the total deemed value calculated using the closing price of an Exemplar share on 23 July 2026 of R18.10
Nature of transaction:	Off-market vesting of shares in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to trade:	Yes

Name of director and capacity:	Duncan Church, CFO
Transaction date:	24 July 2026
Class of securities:	Ordinary shares
Number of ordinary shares vested:	666 666
Total deemed value of transaction:	R12 066 654.60, being the total deemed value calculated using the closing price of an Exemplar share on 23 July 2026 of R18.10
Nature of transaction:	Off-market vesting of shares in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to trade:	Yes

Name of company secretary:	Ananda Booysen
Transaction date:	24 July 2026
Class of securities:	Ordinary shares
Number of ordinary shares vested:	66 667
Total deemed value of transaction:	R1 206 672.70, being the total deemed value calculated using the closing price of an Exemplar share on 23 July 2026 of R18.10
Nature of transaction:	Off-market vesting of shares in terms of the Plan
Nature and extent of company secretary's interest:	Direct beneficial
Clearance to trade:	Yes

Award and acceptance of restricted share awards

The following information relates to the award and acceptance of restricted share awards in terms of the rules of 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:

Name of company secretary:	Ananda Booysen
Transaction date:	24 July 2026
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 200 000 ordinary shares
Vesting period:	– in respect of 66 667 of the shares, from 16 July 2029 until and including 15 July 2031; – in respect of 66 667 of the shares, from 16 July 2030 until and including 15 July 2032; and – in respect of 66 666 of the shares, from 16 July 2031 until and including 15 July 2033.
Nature of transaction:	Off-market acceptance of restricted share awards in terms of the Plan
Nature and extent of company secretary's interest:	Direct beneficial
Clearance to trade:	Yes

24 July 2026

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