

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 DIRECTORS AND THE COMPANY SECRETARY

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

Award and acceptance of immediately vested restricted share awards

Shareholders are referred to the announcement published on 20 May 2026 (the "Announcement") and are advised that the Remuneration Committee has awarded, and Jason McCormick and Duncan Church have accepted, immediately vested restricted share awards in terms of the rules of the Company's approved share plan (the "Plan"). An immediately vested restricted share award entitles the participant to acquire the Exemplar ordinary shares comprising the award on or after the exercise date, for no consideration. Therefore, the immediately vested restricted share awards have already vested, as detailed below:

Name of director and capacity:	Jason McCormick, CEO
Transaction date:	25 May 2026
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 4 290 520 ordinary shares, which vests immediately, awarded as follows: <ul style="list-style-type: none">– 3 687 609 shares awarded in lieu of the previous restricted share awards, per the Announcement; and– 602 911 shares awarded as a short-term incentive for the year ended 28 February 2026.
Total deemed value of transaction:	R74 440 522.00, being the total deemed value calculated using the closing price of an Exemplar share on 22 May 2026 of R17.35
Nature of transaction:	Off-market acceptance of immediately vested restricted share awards and 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:	25 May 2026
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 2 362 540 ordinary shares, which vests immediately, awarded as follows: <ul style="list-style-type: none">– 1 910 357 shares awarded in lieu of the previous restricted share awards, per the Announcement; and– 452 183 shares awarded as a short-term incentive for the year ended 28 February 2026.
Total deemed value of transaction:	R40 990 069.00, being the total deemed value calculated using the closing price of an Exemplar share on 22 May 2026 of R17.35

Nature of transaction:	Off-market acceptance of immediately vested restricted share awards and vesting of shares in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to trade:	Yes

Award and acceptance of restricted share awards

Shareholders are advised of the following information relating to the award and acceptance of restricted share awards as long-term incentives for the year ended 28 February 2026 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 director and capacity:	Jason McCormick, CEO
Transaction date:	25 May 2026
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 602 911 ordinary shares
Vesting period:	<ul style="list-style-type: none"> – in respect of 200 971 of the shares, from 25 May 2029 until and including 24 May 2031; – in respect of 200 970 of the shares, from 25 May 2030 until and including 24 May 2032; and – in respect of 200 970 of the shares, from 25 May 2031 until and including 24 May 2033.
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

Name of director and capacity:	Duncan Church, CFO
Transaction date:	25 May 2026
Class of securities:	Ordinary shares
Number of ordinary shares:	An option to acquire 452 183 ordinary shares
Vesting period:	<ul style="list-style-type: none"> – in respect of 150 728 of the shares, from 25 May 2029 until and including 24 May 2031; – in respect of 150 728 of the shares, from 25 May 2030 until and including 24 May 2032; and – in respect of 150 727 of the shares, from 25 May 2031 until and including 24 May 2033.
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

Vesting of shares

Shareholders are advised of the following information relating to the vesting of shares which were awarded and accepted in June 2023 pursuant to the rules of the Plan and following the fulfilment of the employment conditions contained in the rules of the Plan:

Name of company secretary:	Ananda Booysen
Transaction date:	25 May 2026
Class of securities:	Ordinary shares
Number of ordinary shares vested:	66 667
Total deemed value of transaction:	R1 156 672.45, being the total deemed value calculated using the closing price of an Exemplar share on 22 May 2026 of R17.35
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

25 May 2026

Sponsor

The logo for JavaCapital, featuring the word "JAVACAPITAL" in a sans-serif font. The letter "J" is significantly larger and stylized, with a blue swoosh that extends from its top and curves under the "A". The remaining letters "AVACAPITAL" are in a smaller, grey font.