

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” or “the Group”)



EXEMPLAR

TRADING STATEMENT AND FY2027 GUIDANCE

Distributable income and distribution per share – FY2026

The Company advises with a reasonable degree of certainty that distribution per share (“DPS”) for the year ended 28 February 2026 (“FY2026”) will be between 175 cents and 177 cents, representing an increase of between 14.1% and 15.4% (based on a pay-out ratio of 100% of distributable income) compared to the DPS of 153.40373 cents for the year ended 28 February 2025.

Net asset value (“NAV”) per share is expected to be between R19.20 and R19.30. The weighted average capitalisation rate applied in valuing the investment property portfolio in FY2026 is expected to be c.8.9%.

The financial information on which this trading statement is based has not been reviewed or reported on by the Company’s external auditor. Exemplar expects to publish its audited annual results for FY2026 on or about 25 May 2026.

Expectations for FY2027

The Company expects its favourable growth in distributions and NAV per share to continue into the year ending 28 February 2027 (“FY2027”)

For FY2027, the Company expects an increase in DPS of between 9% and 11% when compared to the expected DPS for FY2026.

The guidance for FY2027 includes the following key assumptions:

Assumptions not within management’s control

- No major tenant failures occur.
- The prime lending rate and 3-month JIBAR remain at 10.25% and 6.625% respectively during the forecast period.

Assumptions that management can influence

- Rentals escalate and renewals are concluded substantially in accordance with existing contractual terms.
- Vacancy rates remain consistent with current levels.

The guidance above has been prepared in accordance with Exemplar’s accounting policies and in compliance with IFRS. The forecast has not been reviewed or reported on by the Company’s external auditor and is the responsibility of the board of directors of Exemplar.

26 March 2026

Corporate advisor and sponsor

JAVACAPITAL