

HERIOT REIT LIMITED

(Incorporated in the Republic of South Africa)

(Registration number: 2017/167697/06)

JSE share code: HET ISIN: ZAE000246740

("Heriot" or "the Company")



DEALINGS IN SECURITIES BY DIRECTORS OF THE COMPANY

Shareholders are advised of the following information relating to dealings in securities by directors of the Company:

Name of director:	Richard Herring
Transaction date:	17 December 2020
Class of securities:	Ordinary shares
Number of securities:	1 950 000
Price per security:	R10.50
Total value:	R20 475 000.00
Nature of transaction:	Off-market purchase
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Janys Finn
Transaction date:	17 December 2020
Class of securities:	Ordinary shares
Number of securities:	850 000
Price per security:	R10.50
Total value:	R8 925 000.00
Nature of transaction:	Off-market sale
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

17 December 2020

Designated advisor

The logo for JAVACAPITAL features the word "JAVACAPITAL" in a bold, sans-serif font, with a blue swoosh underline under the "A" and "V".