

TRANSCEND RESIDENTIAL PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

Registration number 2016/277183/06

JSE Code: TPF ISIN: ZAE000227765

(Approved as a REIT by the JSE)

("the Company")



AVAILABILITY OF INTEGRATED ANNUAL REPORT, NO CHANGE STATEMENT AND NOTICE OF ANNUAL GENERAL MEETING

1. Availability of integrated annual report and no change statement

Shareholders are advised that the Company's Integrated Annual Report in respect of the year ended 31 December 2020, which incorporates the annual financial statements and contains the notice of Annual General Meeting ("AGM") has been distributed to shareholders today, 26 April 2021, and is available on the Company's website (<http://transcendproperty.co.za/annual-reports/>).

The provisional summarised audited financial statements for the year ended 31 December 2020 (including the nature of the Company's external auditor's report) released on SENS on 15 February 2021, are unchanged and therefore the Company will not be publishing an abridged report.

2. Notice of the Annual General Meeting

The notice of the AGM is available with immediate effect on the Company's website (<http://transcendproperty.co.za/annual-reports/>). The AGM will be held on Thursday, 27 May 2021 at 14:00 by way of electronic participation. Shareholders who wish to electronically participate in the AGM are required to register by no later than 09:00 on Wednesday, 26 May 2021 by submitting the registration form to the email address as stipulated in the notice of the AGM. Shareholders may still register to participate electronically at the AGM after this date and time, provided, however, that for those shareholders to participate at the AGM, they must be verified and registered before the commencement of the AGM. Full details for purposes of electronic participation are set out in the notice of AGM.

The salient dates relevant to the AGM are as follows:

	2021
Record date to determine shareholders eligible to receive the notice of AGM	Friday, 16 April
Last date to trade in order to be eligible to attend and vote at the AGM	Tuesday, 18 May
Record date to determine the shareholders entitled to attend, speak and vote at the AGM	Friday, 21 May
Forms of proxy for the AGM to be lodged by 14:00 on*	Tuesday, 25 May

*Any proxies not lodged by this time may be handed to the chairperson of the AGM immediately prior to the AGM.

Bryanston
26 April 2021

Sponsor



Questco Corporate Advisory Proprietary Limited