

Total cash dividend for the six months ended 28 February 2021 of
49,07 cps
against
48,50 cps
for the corresponding period

Loan to value ratio
38.5%
Corporate interest cover ratio of
3.57
times

Collections since September 2020 of
99.9%
of billings

EXEMPLAR REITAIL LIMITED

(Incorporated in the Republic of South Africa)
Registration number : 2018/022591/06

JSE share code : EXP

ISIN : ZAE000257549

LEI : 3789000558287E37F130

Approved as a REIT by the JSE ("Exemplar" or "the Company")

NATURE OF BUSINESS

Exemplar is a listed Real Estate Investment Trust ("REIT") whose core focus is the provision and management of retail services to previously under-served regions across five provinces of South Africa. There are currently 23 retail assets in the portfolio with a combined GLA of 382 322m².

DISTRIBUTABLE EARNINGS

Revenue and operating profit have grown by 8.45% and 7.48% respectively even though the Company provided COVID-19 rental assistance to tenants in the amount of R32,2 million. Exemplar has declared a dividend of 49,06666 cents for the six months ended 28 February 2021, an increase of 1.18% on the corresponding period, which together with the interim dividend of 35,96489 cents per share equates to a total dividend for FY2021 of 85,03 cents per share. The COVID-19 rental assistance shaved 9,77 cents per share off both earnings and dividend per share.

KEY FINANCIAL INFORMATION

	Audited for the 12 months ended 28 February 2021	Audited for the 12 months ended 29 February 2020	Change %
Revenue (R'000)	789 206	727 690	8.45%
Operating profit (R'000)	480 129	446 713	7.48%
Operating profit before operating lease equalisation (R'000)	473 728	463 630	2.18%
Basic and diluted earnings per share (cents)	70.83	112.21	-36.88%
Headline earnings per share (cents)	79.92	81.64	-2.11%
Net asset value per share (Rand)	10.79	11.03	-2.18%
Total dividend per share (cents)	85.03	92.27	-7.85%
Final dividend per share (cents)	49.07	48.50	1.18%
Interim dividend per share (cents)	35.96	43.77	-17.84%

In addition to the rental assistance provided to tenants, Exemplar's earnings were also impacted negatively by increased credit loss provisions as some tenants experienced difficulty in meeting their obligations as a result of the lockdown regulations. By year end however billings and collections had substantially returned to normal and for the six months ended 28 February 2021 we collected 99.9% of billings.

DECLARATION OF DIVIDEND FOR THE SIX MONTHS ENDED 28 FEBRUARY 2021

The board of directors of Exemplar ("the board") has approved a final dividend of 49.06666 cents per share for the six months ended 28 February 2021 which is in addition to the interim dividend paid of 35.96489 cents per share for the six months ended 31 August 2020. It will be paid to shareholders in accordance with the timetable set out below:

Last date to trade cum dividend	Tuesday, 8 June 2021
Shares trade ex dividend	Wednesday, 9 June 2021
Record date	Friday, 11 June 2021
Payment date	Monday, 14 June 2021

Share certificates may not be dematerialised or rematerialised between Wednesday, 9 June 2021 and Friday, 11 June 2021, both days inclusive. The dividend will be transferred to dematerialised shareholders' CSDP/broker accounts on Monday, 14 June 2021. Certificated shareholders' dividend payments will be paid to certificated shareholders' bank accounts on or about Monday, 14 June 2021.

In accordance with Exemplar's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No. 58 of 1962 ("Income Tax Act"). The dividend on the shares will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT. This dividend is, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that such shareholders provide

the following forms to their Central Securities Depository Participant ("CSDP") or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a declaration that the dividend is exempt from dividends tax; and
- a written undertaking to inform the CSDP, broker or the Company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner cease to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service.

Shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as an ordinary dividend which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Any distribution received by a non-resident from a REIT will be subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholder. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 39.25333 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- a written undertaking to inform their CSDP, broker or the Company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service.

Non-resident shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the above mentioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Shares in issue at the date of declaration date of the dividend: 332 290 686

Exemplar income tax reference number: 9727063175

SHORT FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the Board of Directors. It is a summary of the full announcement released on SENS on 25 May 2021 and does not contain all the details of the full announcement.

The full announcement can be accessed using the following JSE link:

<https://senspdf.jse.co.za/documents/2021/jse/isse/expe/2021AFS.pdf> as well as via Exemplar's website (www.exemplarreit.co.za). Any investment decisions made by investors and/or shareholders should be based on consideration of the full announcement.

The full announcement is available for inspection at the registered office of the company (Sokatumi Estate, Corner Lyttelton Road and Leyden Avenue, Clubview, Centurion, 0157) and the office of the sponsor, Java Capital (6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196) at no charge during normal business hours from Wednesday, 26 May 2021 to Wednesday, 2 June 2021.

This short form announcement has not been audited or reviewed by Exemplar's external auditors. The consolidated annual financial statements have been audited by BDO South Africa Inc, who expressed an unmodified audit opinion thereon. The auditor's opinion also includes communication of the key audit matter, being the valuation of investment property. The opinion is available, along with the annual financial statements, on Exemplar's website.

For and on behalf of the board

25 May 2021

Executive directors Jason McCormick (CEO) DA Church (CFO) John McCormick
Non-executive directors FM Berkeley (Chair) PJ Katzenellenbogen
(Lead independent director) GVC Azzopardi, EP Maponya
Company Secretary A Booysen
Registered Office Sokatumi Estate, Cnr Lyttelton Road and Leyden Avenue, Clubview, Centurion, 0157, PO Box 12169, Clubview, 0014
Transfer Secretaries Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, Johannesburg, 2196, Private Bag X9000, Saxonwold, 2132
Auditor BDO South Africa Inc
Sponsor Java Capital