

HERIOT REIT LIMITED

(Incorporated in the Republic of South Africa)

(Registration number: 2017/167697/06)

(Approved as a REIT by the JSE)

JSE share code: HET ISIN: ZAE000246740

("Heriot" or "the company")



AVAILABILITY OF THE INTEGRATED ANNUAL REPORT, CHANGE STATEMENT, NOTICE OF ANNUAL GENERAL MEETING AND BROAD-BASED BLACK ECONOMIC EMPOWERMENT ANNUAL COMPLIANCE REPORT

AVAILABILITY OF THE INTEGRATED ANNUAL REPORT AND CHANGE STATEMENT

Shareholders are advised that Heriot's integrated annual report ("**integrated report**"), incorporating the audited financial statements for the year ended 30 June 2021 ("**financial statements**") and the notice of annual general meeting is available on the company's website www.heriotreit.com.

The financial statements have been audited by the company's auditors BDO South Africa Inc., who expressed an unmodified audit opinion thereon ("**audit opinion**"). The audit opinion is incorporated in the integrated report and is available on the company's website at the above link.

Shareholders are referred to the reviewed provisional condensed consolidated financial statements for the year ended 30 June 2021, as published on SENS on 30 September 2021 ("**reviewed financial statements**") and are advised of the following changes:

- The movement in accrued interest has been correctly reclassified as a non cash item in the statement of cash flows in the financial statements. As a consequence thereof, cash flows from operations have increased by R3,966 million from R358,708 million to R354,742 million and net finance charges paid have decreased by R3,966 million from R104,242 million to R100,286 million; and
- The owner occupied GLA of 717 m² has been reclassified from Office to Other in the segmental analysis. The effect of this change is that the Office GLA has decreased from 25 581 m² to 24 864 m² and Other GLA has increased from 8 222 m² to 8 939 m².

Save for the above, the financial statements contain no changes to the reviewed financial statements.

NOTICE OF ANNUAL GENERAL MEETING

Shareholders are further advised that the annual general meeting ("**AGM**") of the company will be held via a remote interactive platform, Microsoft Teams, at 12:00 on Wednesday, 8 December 2021.

The record date on which shareholders must be recorded in the register maintained by the transfer secretaries of the company for purposes of being entitled to attend and vote at the AGM is Friday, 3 December 2021. Accordingly, the last day to trade is Tuesday, 30 November 2021.

BROAD-BASED BLACK ECONOMIC EMPOWERMENT ANNUAL COMPLIANCE REPORT

Shareholders are further notified that in accordance with the JSE Listings Requirements, the company's annual compliance report in terms of section 13G(2) of the Broad-Based Black Economic Empowerment Act 53 of 2003 read with the Broad-Based Black Economic Empowerment Amendment Act 46 of 2013, has been published and is available on the company's website, <http://www.heriotreit.com/governance.php>.

29 October 2021

Designated advisor

JAVACAPITAL