



Stor-Age Property REIT Limited
Incorporated in the Republic of South Africa
Registration number 2015/168454/06
Share Code: SSS ISIN ZAE000208963
Approved as a REIT by the JSE
(“Stor-Age” or the “Company”)

DIVIDEND RE-INVESTMENT PRICE AND CONFIRMATION OF FINALISATION INFORMATION

Shareholders are referred to the Company’s financial results announcement for the six months ended 30 September 2021 released on SENS on 16 November 2021 (the “**Declaration Announcement**”), which contained information relating to the declaration of a gross interim cash dividend number 12 of 56.60 cents per share (“**Cash Dividend**”) for the six months ended 30 September 2021 and the entitlement of shareholders to elect to re-invest the Cash Dividend in return for Stor-Age Shares (“**Share Alternative**”) and are advised that the reinvestment price is R14.20 per share (“**Reinvestment Price**”).

The Reinvestment Price is based on an approximate 1% discount to the closing price on 22 November 2021.

The ratio in respect of the Share Alternative is 3.986 shares for every 100 shares held on the record date by South African resident shareholders exempt from dividend tax and 3.189 shares for every 100 shares held on the record date by non-resident shareholders subject to dividend tax at 20%.

Where a shareholder’s entitlement to the shares in relation to the Share Alternative, calculated with reference to the above share ratio, gives rise to an entitlement to a fraction of a new share, such fraction will be rounded down to the nearest whole number with the cash balance of the dividend being retained by the shareholder (“**Rounding Principle**”).

Dividend withholding tax (“Dividend Tax”) implications:

Dividend Tax implications for South African resident shareholders:

Dividends received from a Real Estate Investment Trust (“**REIT**”) are exempt from Dividend Tax in the hands of South African resident shareholders provided that the shareholders have provided the requisite declaration as to residence as detailed in paragraph 5.2 of the circular to Stor-Age shareholders dated 16 November 2021 (“**Circular**”). South African resident shareholders who have submitted the requisite documentation and are exempt from Dividend Tax, will accordingly receive a net dividend of 56.60 cents per share.

Dividend Tax implications for non-resident shareholders:

Dividends received from a REIT by a non-resident shareholder are subject to Dividend 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 non-resident shareholder. A reduced dividend withholding tax rate in terms of the applicable DTA may only be relied upon if the non-resident shareholder has provided the requisite documentation as detailed in paragraph 5.2 of the Circular. Non-resident shareholders who have not submitted the requisite documentation, and

assuming that a Dividend Tax of 20% is applicable, will accordingly receive a net dividend of 45.28 cents per share.

An example of the impact of Dividend Tax is illustrated below:

	South African resident shareholders exempt from Dividend Tax	Non-resident shareholders subject to Dividend Tax at 20%
Dividend per share (cents)	56.60	56.60
Dividend Tax per share (cents)	-	[11.32]
Total net dividend per share (cents)	56.60	45.28
Reinvestment Price (cents)	1 420	1 420
New shares to be issued (per 100 shares) before applying the Rounding Principle	3.986	3.189

As the Cash Dividend or the Share Alternative may have tax implications for resident and non-resident shareholders, it is suggested that shareholders consult their professional advisers in this regard.

Other information:

The issued ordinary share capital of Stor-Age at the date hereof is 432 881 143 ordinary shares of no par value.

The Company's income tax reference number is 9027205245.

Restrictions:

The distribution of the Circular and/or accompanying documents and the right to elect Share Alternative Shares in jurisdictions other than the Republic of South Africa may be restricted by law and a failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. The Shares have not been and will not be registered for the purposes of the election under the securities laws of the United Kingdom, European Economic Area or EEA, Canada, United States of America, Japan or Australia and accordingly are not being offered, sold, taken up, re-sold or delivered directly or indirectly to recipients with registered addresses in such jurisdictions. Shareholders should observe the laws in their jurisdiction before making an election.

Trading in Stor-Age shares:

Shareholders electing the Share Alternative are reminded that the new shares will be listed on LDT+3 and that these new shares can only be traded on LDT+3 as a result of the settlement of shares 3 trading days after the record date, which differs from the conventional one trading day after the record date settlement process.

Shareholders are reminded that the last day to elect to receive the Share Alternative is 12:00 (South African time) on Friday, 3 December 2021.

The salient dates and times and all other information relating to the Cash Dividend and the Share Alternative as disclosed in the Declaration Announcement, released on 16 November 2021, remain unchanged.

Cape Town
23 November 2021

Sponsor
Investec Bank Limited