

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")



DEALINGS IN SECURITIES BY THE DIRECTORS OF THE COMPANY

In terms of paragraph 3.63 of the JSE Limited Listings Requirements, shareholders are advised of the following dealings in the Company's securities by the directors of the Company:

Name of director:	R Emslie
Designation:	Independent non-executive chairman
Nature of the transactions:	Off-market subscription of shares in terms of a vendor consideration placement
Class of shares	Ordinary shares
Extent of interest:	Direct beneficial interest
Clearance to deal obtained:	Yes
Date of transaction:	10 December 2021
Number of shares acquired:	200 000
Price per share:	R4.72
Total value:	R944 000.00

Name of director:	M Falcone
Designation:	Independent non-executive director
Nature of the transactions:	Off-market subscription of shares in terms of a vendor consideration placement
Class of shares	Ordinary shares
Extent of interest:	Direct beneficial interest
Clearance to deal obtained:	Yes
Date of transaction:	10 December 2021
Number of shares acquired:	27 331
Price per share:	R4.72
Total value:	R129 002.32

Name of director:	S Mboweni
Designation:	Non-executive director
Nature of the transactions:	Off-market subscription of shares in terms of a vendor consideration placement
Class of shares	Ordinary shares
Extent of interest:	Direct beneficial interest
Clearance to deal obtained:	Yes
Date of transaction:	10 December 2021
Number of shares acquired:	2 119
Price per share:	R4.72
Total value:	R10 001.68

Name of director:	V Perfect
Designation:	Executive director
Nature of the transactions:	Off-market subscription of shares in terms of a vendor consideration placement
Class of shares	Ordinary shares
Extent of interest:	Direct beneficial interest
Clearance to deal obtained:	Yes
Date of transaction:	10 December 2021
Number of shares acquired:	1 059
Price per share:	R4.72
Total value:	R4 998.48

Bryanston
14 December 2021

Sponsor



Questco Corporate Advisory Proprietary Limited