

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" or "Transcend")



DEALINGS IN SECURITIES BY A DIRECTOR

Shareholders are referred to the announcements published by the Company in relation to Emira Property Fund Limited's ("Emira") firm intention to make a general offer to acquire up to 100% of the Company's ordinary shares in issue, other than those ordinary shares already owned by Emira (the "Offer"), the last of which was dated 4 October 2022.

Shareholders are advised in terms of paragraph 3.63 of the JSE Limited Listings Requirements, of the following dealings in the Company's securities by a director of the Company:

Name of director:	RN Wesselo
Designation:	Non-executive director
Nature of the transaction:	Off-market acceptance of the Offer
Extent of interest:	Direct beneficial interest
Clearance to deal obtained:	Yes
Date of transaction:	13 October 2022
Number of shares disposed of:	84 025 ordinary shares
Price per share:	R5.43990
Total value:	R457 087.60

Responsibility statement

The independent board of directors of Transcend accepts responsibility for the information contained in this announcement and certifies that, to the best of its knowledge and belief, the information contained in this announcement relating to Transcend is true and this announcement does not omit anything that is likely to affect the import of such information.

Bryanston
17 October 2022

Sponsor

Questco Corporate Advisory Proprietary Limited