

ACCELERATE PROPERTY FUND LIMITED
(Incorporated in the Republic of South Africa)
(Registration number: 2005/015057/06)
Share code: APF ISIN: ZAE000185815
Bond company code: APFE
("Accelerate", "APF" or the "Company")

THE DISPOSAL BY ACCELERATE OF FORD FOURWAYS BUILDING

1. INTRODUCTION

Shareholders and noteholders are advised that Accelerate ("**Seller**") has entered into a sale of letting enterprise agreement (the "**Agreement**") with Hatfield Property Holdings (Pty) Limited ("**Purchaser**"), to dispose of Erf 2043 Witkoppen Extension 91 ("**Ford Fourways Building**" or the "**Property**") (the "**Transaction**") on 31 January 2023.

2. THE PROPERTY

The Property, a motor retail building adjacent to The Buzz Shopping Centre, Witkoppen Road, Sandton, Fourways, Gauteng forms part of Accelerate's retail portfolio and was acquired by Accelerate on or about 11 December 2013.

As at 31 January 2023, the Property was valued at R 87,126,541.00 and is being sold for a maximum cash consideration of R80 000 000.00 (Eighty million Rand) at a yield of 8.9%.

3. THE CONSIDERATION AND APPLICATION OF THE SALE PROCEEDS

It is the intention of Accelerate to apply the full proceeds to the reduction of debt and/or capital reinvestment into its core property portfolio.

4. RATIONALE FOR THE TRANSACTION AND UPDATE ON BALANCE SHEET OPTIMISATION STRATEGY

This decision was made as part of our ongoing efforts to review our assets and ensure that they align with our current business strategy and growth plans. The property in question was sold to its current tenant Hatfield Property Holdings (Pty) Limited.

While this decision was not taken lightly, we believe that it is in the best interest of the Company and its shareholders.

In light of the above, Accelerate has taken the decision to dispose of the property.

5. KEY TRANSACTION TERMS

The effective date for the Transaction will be the date on which the last of the conditions precedent are fulfilled or waived, as the case may be, which is expected to be in March 2023.

6. CONDITIONS PRECEDENT

The closing of the Transaction is subject to the following conditions precedent:

- The suspensive conditions will deem to be fulfilled once the Purchaser has obtained a loan on or before 3 March 2023 subject to any terms usually imposed by such banks or financial institutions.

7. INFORMATION RELATING TO THE PROPERTY

The details of the Property including location, gross lettable area ("GLA"), net rent, remaining lease term and independent valuation are as follows:

Property / Tenant	Location	GLA (m ²)	Net rent per m ² *	Disposal Price	Remaining lease term (WALE)(years)	Last valuation (ZAR) **	Effective date of the valuation
Ford Fourways Building	Erf 2043 Witkoppen Extension 91, Witkoppen Road, Sandton, Fourways, Gauteng	2,469 m ²	R245.52 / m ²	R80 000 000	3,2 years	R87 126 541	31 March 2022

8. WARRANTIES

The Seller has provided warranties and indemnities to the Purchaser that are standard for a transaction of this nature.

9. CATEGORISATION OF THE TRANSACTION

In terms of the Listings Requirements of the JSE Limited, the Transaction is classified as a Category 2 transaction for Accelerate and does not require shareholder approval.

Johannesburg

2 February 2023

Equity Sponsor

The Standard Bank of South Africa Limited

Debt Sponsor

Rand Merchant Bank (a division of FirstRand Bank Limited)

CAUTIONARY STATEMENT REGARDING FORWARD-LOOKING STATEMENTS

Certain statements in this announcement may be considered forward-looking. Although APF believes that the expectations reflected in any such forward-looking statements relating to the Transaction are reasonable. The information has not been reviewed or reported on by the reporting accountants and auditors and no assurance can be given by APF that such expectations will prove to be correct. APF does not undertake any obligation to publicly update or revise any of the information given in this announcement that may be deemed to be forward-looking.