

SHORT FORM ANNOUNCEMENT: SUMMARISED AUDITED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2023 AND DECLARATION OF FINAL DIVIDEND



EXEMPLAR

Total cash dividend for the year ended
28 February 2023 of

141,1 cents per share

An increase of **20.0%**

Loan-to-value ratio of

36.3% and

interest cover ratio of **4.2 times**

NAV per share of

R13,74

An increase of **11.8%**

NATURE OF BUSINESS

Exemplar is a listed Real Estate Investment Trust ("REIT") whose core focus is the provision and management of retail services to previously under-serviced regions across five provinces of South Africa. There are currently 26 retail assets in the portfolio with a combined GLA of 407 942m².

KEY FINANCIAL INFORMATION

	Audited for the 12 months ended 28 February 2023	Audited for the 12 months ended 28 February 2022	Change
Revenue (R'000)	1 047 495	884 607	18.4%
Operating profit (R'000)	696 944	588 329	18.5%
Operating profit before operating lease equalisation (R'000)	655 873	597 091	9.8%
Basic earnings per share (cents)	293,52	275,14	6.7%
Headline earnings per share (cents)	141,53	126,16	12.2%
Diluted earnings per share (cents)	288,46	275,14	4.8%
Diluted headline earnings per share (cents)	139,09	126,16	10.2%
Net asset value per share (Rand)	13,74	12,29	11.8%
Total dividend per share (cents)	141,12192	117,59817	20.0%
Final dividend per share (cents)	72,40709	72,25371	0.2%
Interim dividend per share (cents)	68,71483	45,34446	51.5%

DECLARATION OF DIVIDEND FOR THE SIX MONTHS ENDED 28 FEBRUARY 2023

Exemplar has declared a dividend of 72,40709 cents per share for the six months ended 28 February 2023 ("the final dividend"), which together with the interim dividend of 68,71483 cents per share equates to a total dividend for FY2023 of 141,12192 cents per share, an increase of 20.0% on the prior year, and represents approximately 98.9% of distributable income for the year.

The final dividend will be paid to shareholders in accordance with the timetable set out below:

Last date to trade cum dividend	Monday, 12 June 2023
Shares trade ex dividend	Tuesday, 13 June 2023
Record date	Thursday, 15 June 2023
Payment date	Monday, 19 June 2023

Share certificates may not be dematerialised or rematerialised between Tuesday, 13 June 2023 and Thursday, 15 June 2023, both days inclusive. The dividend will be transferred to dematerialised shareholders' CSDP/broker accounts on Monday, 19 June 2023. Certificated shareholders' dividend payments will be paid to certificated shareholders' bank accounts on or about Monday, 19 June 2023.

In accordance with Exemplar's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No. 58 of 1962 ("Income Tax Act"). The dividend on the shares will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT. This dividend is, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that such shareholders provide the following forms to their Central Securities Depository Participant ("CSDP") or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a declaration that the dividend is exempt from dividends tax; and
- a written undertaking to inform the CSDP, broker or the Company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as an ordinary dividend which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Any distribution received by a non-resident from a REIT will be subject to dividend withholding 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 shareholder. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 57.92567 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- a written undertaking to inform their CSDP, broker or the Company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Non-resident shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Shares in issue at the date of declaration date of the dividend: 332 290 686

Exemplar income tax reference number: 9727063175

SHORT FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the Board of Directors. It is a summary of the full announcement released on SENS on 29 May 2023 and does not contain all the details of the full announcement.

The full announcement can be accessed using the following JSE link:

<https://senspdf.jse.co.za/documents/2023/jse/isse/expe/FY2023.pdf> as well as via Exemplar's website (<https://exemplarreit.co.za/EXPLFAforyearending28February2023.pdf>). Any investment decisions made by investors and/or shareholders should be based on consideration of the full announcement. The full announcement is available for inspection at the registered office of the company (Sokatumi Estate, Corner Lyttelton Road and Leyden Avenue, Clubview, Centurion, 0157) and the office of the sponsor, Java Capital (6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196) at no charge during normal business hours from Tuesday, 30 May 2023 to Monday, 5 June 2023.

This short form announcement has not been audited or reviewed by Exemplar's external auditors. The consolidated annual financial statements have been audited by BDO South Africa Inc, who expressed an unmodified audit opinion thereon. The auditor's opinion also includes communication of the key audit matter, being the valuation of investment property. The opinion is available, along with the annual financial statements, on Exemplar's website (<https://exemplarreit.co.za/InvestorRelations>).

For and on behalf of the Board

29 May 2023

Executive directors Jason McCormick (CEO) DA Church (CFO) John McCormick

Non-executive directors FM Berkeley (Chair), PJ Katzenellenbogen (Lead independent director), GVC Azzopardi, N Mandindi, EP Maponya

Company Secretary A Booysen

Registered Office Sokatumi Estate, Cnr Lyttelton Road and Leyden Avenue, Clubview, Centurion, 0157, PO Box 12169, Clubview, 0014

Transfer Secretaries Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, Johannesburg, 2196, PO Box 61051, Marshalltown, 2107

Auditor BDO South Africa Inc

Sponsor Java Capital

EXEMPLAR REITAIL LIMITED
(Incorporated in the Republic of South Africa)

Registration number: 2018/022591/06

JSE share code: EXP

ISIN: ZAE000257549

LEI: 3789000558287E37F130

Approved as a REIT by the JSE ("Exemplar" or "the Company")