

ACCELERATE PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

Registration Number: 2005/015057/06

Share Code: APF ISIN: ZAE000185815

Bond code: APFE

LEI: 378900D514788C447E45

("the Company" or "APF" or "Accelerate")

(Approved as a REIT by the JSE)

THE DISPOSAL BY ACCELERATE OF CHERRYLANE SHOPPING CENTRE

1. INTRODUCTION

Shareholders and noteholders are advised that Accelerate ("**Seller**") has entered into a sale of letting enterprise agreement (the "**Agreement**") with Bellerose Investments (Pty) Ltd ("**Bellerose**") and Scarlet Sky Investments (Pty) Ltd ("**Scarlet Sky**") (the "**Purchasers**") on Tuesday, 8 October 2024 to dispose of Cherry Lane (the "**Transaction**"). Each Purchaser is acquiring a 50% undivided share in the letting enterprise, by paying 50% of the purchase consideration each.

The ultimate beneficial shareholder of Bellerose is Mr Peter Michaletos and of Scarlet Sky is Mr Zacharias Mandzavinos and Mr Andreas Vassiliou. Neither of the Purchasers is a related party to Accelerate as defined in the Listings Requirements of the JSE Limited ("**JSE**").

2. THE PROPERTY

The Property, a retail building located at 471 Fehrson Street, Nieuw Muckleneuk Township, Pretoria forms part of Accelerate's retail portfolio and was acquired by Accelerate on or about 11 December 2013.

As at 31 March 2024, the Property was valued at R 60,000,000 and is being sold for a cash consideration of R54,000,000.00 (Fifty-four million Rand).

3. APPLICATION OF THE SALE PROCEEDS

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

4. RATIONALE FOR THE TRANSACTION

This decision was made as part of Accelerate's ongoing efforts to review its assets and ensure that they align with the Company's current business strategy and growth plans.

5. KEY TRANSACTION TERMS

There is no sales commission payable on the transaction by the Seller.

6. CONDITIONS PRECEDENT

Prior to transfer of the Property to the Purchasers, the Tenant under the Builders Warehouse Lease (new tenant secured for the Property), is required to have commenced trading, started paying rental and be in possession of a valid Occupation Certificate for the premises occupied.

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:

Description	For the year to 31 March 2024
GLA (m ²):	11,429m ²
Weighted average rent per m ² :	R43,77/m ²
Vacancy:	52,3%
Net property income:	R3,59 million
Weighted average lease expiry:	0,69 years

- Directors' valuation as at 31 March 2024 (which the Company is satisfied with) was based on cash flows and forward net income achieved by the Property at valuation date.

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, the Transaction is classified as a Category 2 transaction for Accelerate and does not require shareholder approval.

Johannesburg

9 October 2024

Equity sponsor

The Standard Bank of South Africa Limited

Debt sponsor

Rand Merchant Bank (a division of FirstRand Bank Limited)