

SPEAR REIT LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2015/407237/06)

Share Code: SEA

ISIN: ZAE000228995

LEI: 378900F76170CCB33C50

Approved as a REIT by the JSE

("Spear" or "the Company")



SPEAR
REIT LIMITED

INCLUSION IN THE FTSE/JSE PROPERTY INDICES

Shareholders are referred to the notice published by the JSE on 21 November 2025, in which it announced that the changes to the FTSE/JSE All Property Index ("**ALPI**") and the FTSE/JSE SA REIT Index ("**SA REIT Index**") methodologies, de-linking the eligibility criteria from the FTSE/JSE All Share Index benchmark, will take effect in conjunction with the March 2026 quarterly review of the FTSE/JSE Africa Index Series.

Following the recent publication of the updated FTSE/JSE quarterly review, Spear is pleased to announce that it will be included in the ALPI and the SA REIT Index, with effect from Monday, 23 March 2026.

Spear remains the only regionally focussed REIT listed on the JSE, and now to be included in the ALPI and SA REIT Index, that invests in and manages high quality real estate assets exclusively within the Western Cape. Spear's diversified Western Cape portfolio of 42 high quality real estate assets as at the end of January 2026 was valued at R6.8 billion across 627 133 m² and the Company had a market capitalisation of approximately R5.5 billion as at the date of this announcement. Spear's results for the financial year ended 28 February 2026 will be announced in May 2026.

Cape Town
6 March 2026

Sponsor
PSG Capital



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