HERIOT REIT LIMITED
(Incorporated in the Republic of South Africa)
(Registration number: 2017/167697/06)
(Approved as a REIT by the JSE)
JSE share code: HET
ISIN: ZAE000246740
("**Heriot**" or "**the Company**")

DISTRIBUTION AND AVAILABILITY OF THE INTEGRATED ANNUAL REPORT, ANNUAL FINANCIAL STATEMENTS, NOTICE OF ANNUAL GENERAL MEETING AND NO CHANGE STATEMENT

Shareholders are advised that Heriot's integrated annual report ("**integrated report**"), incorporating the audited financial statements for the year ended 30 June 2026 ("**financial statements**") and the notice of annual general meeting, was distributed to shareholders today, 30 October 2026, and is available on the Company's website at https://www.heriotreit.com/investor-relations#reports and the JSE cloudlink at https://senspdf.jse.co.za/documents/2026/jse/isse/HETE/AFS2026.pdf

The financial statements have been audited by the Company's auditors, BDO South Africa Inc., who expressed an unmodified audit opinion thereon ("**audit opinion**"). The audit opinion is incorporated in the integrated report and is available on the Company's website at the above link.

Shareholders are referred to the reviewed condensed consolidated financial statements for the year ended 30 June 2026, as published on SENS on 30 September 2026 ("**reviewed financial statements**") and are advised that the financial statements contain no changes to the reviewed financial statements.

Accordingly, notice is hereby given that the annual general meeting ("**AGM**") of the Company will be a hybrid meeting held via Microsoft Teams, as well as in person, at 10:00 on Wednesday, 9 December 2026, at the offices of the Company situated at Suite 1 – Ground Floor, 3 Melrose Boulevard, Melrose North, 2196, Johannesburg.

The record date on which shareholders must be recorded in the register maintained by the Company's transfer secretaries to be entitled to attend and vote at the AGM is Friday, 4 December 2026. Accordingly, the last day to trade is Tuesday, 1 December 2026.

30 October 2026

Designated advisor
Valeo Capital (Pty) Ltd