

SPEAR REIT LIMITED
(previously Arrow 2 Investments Proprietary Limited)
Incorporated in the Republic of South Africa
Registration number 2015/407237/06
Share Code: SEA, ISIN ZAE000228995
(Approved as a REIT by the JSE)
("Spear" or "the Company")

TRADING STATEMENT

In terms of the JSE Listings Requirements, property entities are required to publish a trading statement as soon as they are satisfied that a reasonable degree of certainty exists that the distribution for the period to be reported on next will differ by at least 15% from the distribution forecast previously provided to the market in relation to such period.

The Company previously adopted distribution per share as the applicable criteria for trading statement purposes. Accordingly, shareholders are advised that Spear anticipates that its distribution per share for the 4-month period ended 28 February 2017 will be between 23.30 cents per share and 23.70 cents per share, being between 15.69% and 17.68% higher than the 20.14 cents per share forecast per the Spear Pre-Listing Statement issued on 21 October 2016.

Distribution growth was enhanced primarily due to strong portfolio revenue growth as well as prudent and active asset and financial management, resulting in rental income growth and operating expense savings.

The financial information on which this trading statement is based, has not been reviewed or reported on by Spear's auditors. The financial results for the year ended 28 February 2017 will be published on or about 17 May 2017.

21 April 2017
Cape Town

Designated adviser: PSG Capital Proprietary Limited