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**RESILIENT GUARANTEE**

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by

**RESILIENT PROPERTIES PROPRIETARY LIMITED**

in favour of

**NOTEHOLDERS**

for the obligations of

**RESILIENT REIT LIMITED**

in respect of the

amended and restated Resilient REIT Limited ZAR10,000,000,000 Domestic Medium Term Note  
Programme

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## GUARANTEE

We, the undersigned,

**RESILIENT PROPERTIES PROPRIETARY LIMITED** (registration number 2002/016890/07), being a private company incorporated in accordance with the laws of South Africa;

and

**each Additional Guarantor** which has executed an Accession Letter substantially in the form set out in Schedule 1 hereto, each a **Guarantor** and collectively herein being referred to as the **Guarantors**,

hereby, irrevocably and unconditionally guarantee (as primary obligor and not merely as surety) to the Noteholders of Notes issued or to be issued by Resilient REIT Limited (registration number 2002/016851/06) (the **Issuer**) under the Resilient REIT Limited ZAR10,000,000,000 Domestic Medium Term Note Programme (the **Programme**), the due and punctual performance of all obligations arising under the Programme pursuant to this Programme Memorandum which the Issuer may incur to the Noteholders and the due and punctual payment of all amounts owing by the Issuer in respect of the Notes arising under the Programme pursuant to the Programme Memorandum issued by the Issuer, dated 4 December 2019, as amended and/or supplemented from time to time (the **Programme Memorandum**).

1. Terms used but not defined herein have the meanings set forth in the section of the Programme Memorandum headed "*Terms and Conditions of the Notes*" (the **Terms and Conditions**).
2. All payments made in terms of this Guarantee shall be made *mutatis mutandis* in accordance with Conditions 8 (*Interest*) and 9 (*Payments*) of the Terms and Conditions.
3. This Guarantee shall be binding on the Guarantors jointly and severally, and shall continue to be binding on such Guarantor and, with respect to any payment, or any part thereof, of principal and/or interest on any Note that is rescinded or must otherwise be returned by the Transfer Agent or any Noteholder if such rescission or return of payment has been compelled by law as the result of the insolvency of any of the Issuer or any other Person or if such rescission or return of payment is a result of any law, regulation or decree applicable to the Issuer or such Persons.
4. The Guarantor hereby renounces, all benefits arising from the legal exceptions "*non numeratae pecuniae*" (no money was paid over), "*non causa debiti*" (lack of actionable debt) and "*beneficia excussionis et divisionis*" (the benefits of excussion and division), with the force and effect of which such Guarantor hereby declares it to be fully acquainted. The Guarantor agrees that this Guarantee is to be in addition and without prejudice to any other suretyship/s and security/ies now or hereafter to be held by the Noteholders and shall remain in force as a continuing security notwithstanding any intermediate settlement of account and notwithstanding any legal disability of such Guarantor.
5. No action in respect of any collateral or security given by the Issuer, or any other Persons, in respect of the Notes is required to be taken before action is taken against any of the Guarantor(s) under this Guarantee, and the existence or enforceability of this Guarantee shall not affect or be affected by any other security held in respect of the Issuer's obligations under the Notes.
6. The obligations of the Guarantor under the Guarantee constitute the unconditional, unsecured and unsubordinated obligations of such Guarantor and will rank (subject to any obligations preferred by

mandatory and/or overriding provisions of law) *pari passu* with all other present and future unsecured and unsubordinated obligations of such Guarantor.

7. Any admission made by the Issuer in respect of the Notes shall be binding on each Guarantor.
8. A demand made under this Guarantee by any Noteholder after an Event of Default has occurred and while it is continuing shall be made in writing to all or any of the Guarantor(s) at the address specified below.
9. Payment to the Paying Agent under this Guarantee shall:
  - 9.1. be made by and of the Guarantor(s) to the Paying Agent not later than 3 (three) Business Days after receipt of a demand in accordance with clause 8 above;
  - 9.2. discharge any of the Guarantor(s) of its applicable obligations to the Noteholders under this Guarantee; and
  - 9.3. *pro tanto* discharge the Issuer of its corresponding obligations to the Noteholders under the Notes.
10. Notwithstanding any part payment by the Guarantor(s) or on the Guarantor(s)' behalf, the Guarantor(s) shall have no right to any cession of action in respect of such part payment and shall not be entitled to take any action against the Issuer or against any other surety for the Issuer in respect thereof unless and until the indebtedness of the Issuer to the Noteholders shall have been discharged in full.
11. Each notice, demand or other communication under this Guarantee shall be in writing and be delivered personally or by recognised courier or electronic communications and be deemed to have been given:
  - 11.1. in the case of electronic communications, on the first Business Day following the date of transmission; and
  - 11.2. in the case of a letter, when delivered; and
  - 11.3. shall be sent to the Guarantor(s) at:

**Resilient Properties Proprietary Limited**

Physical address: 4th Floor, Rivonia Village  
Rivonia Boulevard  
Rivonia  
2191  
Attention: Mr N Hanekom  
Email Address: [nickh@resilient.co.za](mailto:nickh@resilient.co.za)

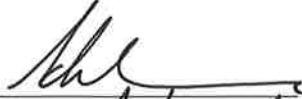
or to such other address in South Africa or email address as is notified from time to time by the Guarantor(s) to the Noteholders in accordance with Condition 19 (Notices) of the Terms and Conditions.

12. The Guarantor(s) chooses the above address as its *domicilium citandi et executandi* for all purposes under this Guarantee, whether in respect of court process, notices or other documents or communications of whatsoever nature.
13. This Guarantee is, and all rights and obligations relating to this Guarantee are, governed by, and shall be construed in accordance with, the laws of South Africa.

14. This Guarantee will terminate upon all of the obligations of the Issuer under the Notes being fully and finally discharged in accordance with the Terms and Conditions.
15. Each Guarantor agrees for the benefit of the Noteholders that the High Court of South Africa, Gauteng Local Division, South Africa (or any successor to that division) shall have jurisdiction to hear and determine any suit, action or proceedings, and to settle any disputes which may arise out of or in connection with this Guarantee and, for such purposes, irrevocably submits to the jurisdiction of such court.
16. This Guarantee will be deposited with, and be held by, the Transfer Agent until the later of:
  - 16.1. the date on which the Programme is terminated by the Issuer; and
  - 16.2. the date on which all of the obligations of the Issuer and the Guarantor(s) under or in respect of the Notes have been discharged in full.
17. Each Guarantor acknowledges and agrees that each Noteholder shall be entitled to require the Transfer Agent to produce the original of this Guarantee on request and further shall be entitled to require the Transfer Agent, which shall be obliged, to provide a copy of this Guarantee to that Noteholder on request. In holding the Guarantee, the Transfer Agent shall not act in any fiduciary or similar capacity for the Noteholders and shall not accept any liability, duty or responsibility to Noteholders in this regard.
18. Any member of the Resilient Group may become an Additional Guarantor if such member delivers to the Issuer and the Issuer accepts:
  - 18.1. a duly completed and executed Accession Letter in the form as attached hereto as Schedule 1 (*Form of Accession Letter*); and
  - 18.2. all of the documents and other evidence listed in Schedule 2 (*Conditions Precedent*) hereto in relation to that Additional Guarantor, each in a form and substance satisfactory to the Issuer.
19. This Guarantee constitutes the whole agreement relating to the subject matter hereof. No amendment, modification or variance (save for an increase of the Programme Amount) or consensual cancellation of this Guarantee or any provision or term hereof, unless of a technical nature, to correct a manifest error or to comply with mandatory provisions of law, shall be binding unless approved by Extraordinary Resolution of Noteholders or with the prior written approval of Noteholders or the relevant Class of Noteholders, as the case may be, holding not less than 66.67% (sixty-six point six-seven percent) in the Nominal Amount of all the Notes Outstanding or the Notes Outstanding of the relevant Class of Notes, as the case may be, from time to time and thereafter recorded in a written document signed by the Guarantor. Any waiver or relaxation or suspension given or made shall be strictly construed as relating strictly to the matter in respect whereof it was made or given.

SIGNED at RIVONIA on this the 4<sup>th</sup> day of DECEMBER 2019

For and on behalf of  
**RESILIENT PROPERTIES PROPRIETARY LIMITED**



Signatory: Andries de Lange  
Capacity: Director  
Who warrants his authority hereto



Signatory: NICOLAAS WILLEM HANekom.  
Capacity: DIRECTOR.  
Who warrants his authority hereto

**SCHEDULE 1  
FORM OF ACCESSION LETTER**

To: **[insert]**  
And to: **[insert]**  
From: **[Insert full name of Additional Guarantor] (the Acceding Party)**  
Date: **[insert]**

Dear Sirs

**RESILIENT REIT LIMITED ZAR10,000,000,000 DOMESTIC MEDIUM TERM NOTE PROGRAMME – GUARANTEE DATED 4 DECEMBER 2019 (the Guarantee)**

1. We refer to the Guarantee. This is an Accession Letter, and terms used in this Accession Letter have the same meaning as in the Guarantee.
2. Terms used but not defined herein have the meanings set forth in the Guarantee as amended, restated and/or supplemented from time to time (the **Guarantee**).
3. This Accession Undertaking is delivered to you as Issuer pursuant to Condition 7 (*Guarantee*) of the Terms and Conditions and Clause 18 of the Guarantee.
4. In consideration of the Acceding Party being accepted as a Guarantor for the purposes of the Guarantee, the Acceding Party hereby confirms that, as from the date of acceptance of this Accession Letter by the Issuer, it –
  - 4.1. intends to be a party to the Guarantee as a Guarantor;
  - 4.2. intends to be a party to the Programme Agreement as a Guarantor;
  - 4.3. undertakes to perform all the obligations expressed in the Guarantee and the Programme Agreement to be assumed by a Guarantor; and
  - 4.4. agrees that it shall be bound by all the provisions of the Guarantee and the Programme Agreement as if it had been an original party to the Guarantee and Programme Agreement as a Guarantor.
5. This Accession Letter may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Accession Letter.
6. This Accession Letter shall be governed by and construed in accordance with the laws of South Africa.

For and on behalf of  
**[The Acceding Party]**

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Name:  
Capacity:  
Who warrants his/her authority hereto:  
Address for notices:  
Address:  
Email:

For and on behalf of  
**RESILIENT REIT LIMITED**

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Name:  
Capacity:  
Who warrants his/her authority hereto:



**SCHEDULE 2**  
**CONDITIONS PRECEDENT**

1. An Accession Letter executed by the Additional Guarantor.
2. A copy of the Constitutional Documents of the Additional Guarantor.
3. A certified copy of all resolutions and other authorisations required to be passed or given, and evidence of any other action required to be taken, on behalf of the Additional Guarantor and/or its shareholders:
  - 3.1. to approve its entry into the Accession Letter, the Guarantee and the Programme Agreement;  
and
  - 3.2. to authorise appropriate Persons to execute and enter into each of the Accession Letter, the Guarantee and the Programme Agreement and to take any other action in connection therewith; and to authorise appropriate Persons to enter into the Accession Letter, the Guarantee and the Programme Agreement.
4. A copy of any other authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration or other document, opinion or assurance which the Issuer considers to be necessary or desirable in connection with the entry into and performance of the transactions contemplated by the Accession Letter, Guarantee and Programme Agreement or for the validity and enforceability of the Accession Letter, Guarantee and Programme Agreement.
5. The latest audited financial statements of the Additional Guarantor.
6. A legal opinion of the legal advisers to the Issuer, Arranger and Dealer(s) addressed to the Issuer, Arranger and Dealer(s) dealing with, *inter alia*, the capacity and authority of the Additional Guarantor to enter into the Accession Letter, the Programme Agreement and the Guarantee, substantially in the form distributed to, and agreed by, the Additional Guarantor prior the date of the Accession Letter.