RNS Number : 2272Q
Shaftesbury Capital PLC
12 August 2026

SHAFTESBURY CAPITAL PLC (the "Company" or "Shaftesbury Capital")

2026 INTERIM CASH DIVIDEND - EXCHANGE RATE

This announcement sets out additional information relating to the 2026 interim cash dividend of 2.2 pence per ordinary share (to be paid wholly as a property income distribution ("**PID**")), which is to be paid on Wednesday, 23 September 2026 to all shareholders registered on Friday, 28 August 2026.

Exchange rate for 2026 interim cash dividend:

The Company confirms that the ZAR exchange rate for the2026 interim cash dividend will be 21.9534 ZAR to 1 GBP, which is the rate determined on Tuesday, 11 August 2026.

On this basis, shareholders who hold their shares via the South African register will receive a cash dividend of 48.29748 ZAR cents per ordinary share (38.63798 ZAR cents net of UK withholding tax).

PID, NON-PID AND WITHHOLDING TAXES

The 2026 interim cash dividend (being 2.2 pence) will be subject to deduction of a 20 per cent UK withholding tax unless exemptions apply. There will be no Non-PID element of the 2026 interim cash dividend. South African Dividends Tax will also apply, where applicable. Details of the withholding taxes are set out below:

	UK (p)	**SA (ZAR cents)**
Total (gross)	2.2	48.29748
PID (gross)	2.2	48.29748
UK withholding tax (20%)	0.44	9.65950
PID (net of UK withholding tax)	1.76	38.63798
Less effective 5% South African Dividends Tax for South African shareholders, where applicable*	-	2.41487
Net PID payable	1.76	36.22311

*Where the 20% South African Dividends Tax rate applies, this will be 9.65950 ZAR cents per ordinary share on the 2026 interim cash dividend, and after UK withholding tax and South African Dividends Tax have been withheld, the total net 2026 interim cash dividend will be 28.97848 ZAR cents per ordinary share (total net 2026 interim cash dividend where 5% South African Dividends Tax applies is 36.22311 ZAR cents per ordinary share).

Information for shareholders:

The information below is included only as a general guide to taxation for shareholders based on Shaftesbury Capital's understanding of the law and the practice currently in force. The Company accepts no responsibility for such general guidance and any shareholder who is in any doubt as to their tax position should seek independent professional advice.

UK shareholders

The 2026 interim cash dividend will be paid wholly as a PID. Certain categories of shareholders may be eligible for exemption from the 20 per cent UK withholding tax and may register to receive their dividends on a gross basis. Further information, including the required forms, is available from the 'Investor Information' section of the Company's website (https://www.shaftesburycapital.com/en/investors/investor-information.html), or on request from the Company's UK registrar, MUFG Corporate Markets. Validly completed forms must be received by MUFG Corporate Markets no later than the dividend record date, as advised; otherwise the dividend will be paid after deduction of tax.

There will be no Non-PID element of the 2026 interim cash dividend.

South African shareholders

The 2026 interim cash dividend declared by the Company is a foreign payment and the funds are sourced from the UK.

PID: The 2026 interim cash dividend will be paid wholly as a PID and a20 per cent UK withholding tax is applicable to a PID. As such, SouthAfrican shareholders may apply to HMRC after payment of the 2026 interim cash dividend for a refund of the difference between the 20 per cent UK withholding tax and the UK/South African double taxation treaty rate of 15 per cent.

The 2026 interim cash dividend will be exempt from income tax but will constitute a dividend for Dividends Tax purposes, as it will be declared in respect of a share listed on the exchange operated by the Johannesburg Stock Exchange. South African Dividends Tax will therefore be withheld from the 2026 interim cash dividend at a rate of 20 per cent, unless a shareholder qualifies for an exemption and the prescribed requirements for effecting the exemption are in place by the requisite date. Certain shareholders may also qualify for a reduction of South African Dividends Tax liability to 5 per cent, (being the difference between the South African Dividends Tax rate and the effective UK withholding tax rate of 15 per cent) if the prescribed requirements for effecting the reduction are in place by the requisite date.

Non-PID: There will be no Non-PID element of the 2026 interim cash dividend.

Other overseas shareholders

Other non-UK shareholders may be able to make claims for a refund of UK withholding tax deducted pursuant to the application of a relevant double taxation convention. UK withholding tax refunds can only be claimed from HMRC, the UK tax authority.

Additional information on PIDs and ordinary dividends (Non-PIDs) can be found at:
https://www.shaftesburycapital.com/en/investors/investor-information/reit.html

The salient dates in the dividend timetable included in the interim results announcement published on Wednesday, 29 July 2026 remain unchanged.

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