



GAIA FIBONACCI FIBRE REIT 1 LIMITED

Incorporated in the Republic of South Africa
(Registration Number: 2021/926046/06
("Gaia Fibonacci Fibre Reit" or "the Company")

SHORT NOTICE OF ANNUAL GENERAL MEETING: 13 DECEMBER 2023

1. Notice is hereby given that the Annual General Meeting ("AGM") of the shareholders of Gaia Fibonacci Fibre Reit 1 Limited will be held on Wednesday, 13 December 2023 at 10:00am, for purposes to transact the formal business as set out in the notice of AGM.
2. The notice of the AGM was dispatched to shareholders on Wednesday, 22 November 2023. Furthermore, shareholders are reminded that the full annual financial statements for the year ended 31 July 2023 ("AFS") was published on the Cape Town Stock Exchange news service and the full notice of the AGM and the AFS are available for download at www.gaia.group.
3. The date on which shareholders must be recorded as such in the share register of the Company to be eligible to attend, participate and vote at the AGM is Friday, 8 December 2023, with the last day to trade being Friday, 8 December 2023.
4. The AGM of Gaia Fibonacci Fibre Reit 1 Limited will be held in electronic format via Teams (https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGEwMWMYODYtYWQ3MC00NTc5LTg1YTEtZDhmYjc5ZWVmMDNh%40thread.v2/0?context=%7b%22Tid%22%3a%22e1229a3d-6213-4120-b3ce-f16b22d1b4b0%22%2c%22Oid%22%3a%22a511124c-a0bb-4d17-9a9d-5b00d765d4e6%22%7d) and at the Gaia offices (Workshop 17 Newlands, 146 Campground Road, Newlands, Cape Town), as permitted by the exchange operated by Cape Town Stock Exchange ("CTSE"), the



provisions of the Companies Act, No 71 of 2008, as amended ("Companies Act") and the Memorandum of Incorporation of the Company.

5. Shareholders are further encouraged to submit any questions by emailing the Company Secretary, Ilzemarie Knoetze (ilzemarie@sfo.co.za). These questions will be addressed via Zoom

(https://teams.microsoft.com/join/19%3ameeting_OGEwMWMYODYtYWQ3MC00NTc5LTg1YTEtZDhmYjc5ZWVmMDNh%40thread.v2/0?context=%7b%22Tid%22%3a%22e1229a3d-6213-4120-b3ce-f16b22d1b4b0%22%2c%22Oid%22%3a%22a511124c-a0bb-4d17-9a9d-5b00d765d4e6%22%7d) and at the Gaia offices (Workshop 17 Newlands, 146 Campground Road, Newlands, Cape Town) at the AGM.

22 November 2023

External Issuer Agent

The Office in Stellenbosch (Pty) Ltd

Per: Ilzemarie Knoetze

Company Secretary



8 Helderberg Street

Stellenbosch

7600