

GUARANTEE CUSTODY CERTIFICATE

To: Fox Street 3 (RF) Limited
c/o Investec Bank Limited
100 Grayston Drive
Sandown
Sandton, 2196

Att: Head: DCM Ops

and

To: Fox Street 3 Security SPV (RF) Proprietary Limited
c/o Investec Bank Limited
100 Grayston Drive
Sandown
Sandton, 2196

Att: Clarissa Wilson

Dear Sirs

Guarantee to be issued by Fox Street 3 Security SPV (RF) Proprietary Limited ("Security SPV") in favour of the Secured Creditors (the "Guarantee")

Capitalised terms not specifically defined in this undertaking shall have the meaning assigned to such terms in the Guarantee issued by the Security SPV.

We hereby undertake in favour of each of the Secured Creditors to receive and hold in custody the original signed Guarantee to be delivered to us by the Security SPV on the Date of Signature of the Guarantee. This undertaking shall not imply any relationship of trust, duty of care or fiduciary obligation on our part to take any action in relation to the Guarantee or any other Transaction Document, except to comply with the terms of this letter and to deliver the original to court where required in terms of a litigation process.

We undertake, upon written request by any Secured Creditor and at the cost of such Secured Creditor, to make available to the Secured Creditor, a certified copy of the Guarantee within two Business Days of receipt of such written request and to deliver the original to court where required in terms of a litigation process.

Upon the termination of the Guarantee in accordance with its terms and conditions, we shall deliver the original Guarantee to the Security SPV.

Upon termination of our appointment as Administrator, we shall deliver the original Guarantee to a substitute Administrator appointed in terms of the Transaction Documents.

This undertaking constitutes an irrevocable stipulation in favour of the Secured Creditors and shall be deemed to have been accepted by them, *mutatis mutandis*, in the manner envisaged in clause 9 of the Guarantee.

Signed at Sandton on 4 October 2021
for Investec Bank Limited (in its capacity as Administrator)



Name: SUSAN NEILAN
Capacity: AUTHORISED SIGNATORY

who warrants that he is duly
authorised hereto



Name: KAVISHA PILLAY
Capacity: AUTHORISED SIGNATORY

who warrants that he is duly
authorised hereto