

HYPROP INVESTMENTS LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 1987/005284/06)

JSE share code: HYP ISIN: ZAE000190724

JSE bond issuer code: HYPI

(Approved as a REIT by the JSE)

(“**Hyprop**” or “**the Company**”)



NOTICE OF ANNUAL GENERAL MEETING, NO CHANGE STATEMENT, AVAILABILITY OF BROAD-BASED BLACK ECONOMIC EMPOWERMENT ANNUAL COMPLIANCE REPORT AND EXTENSION OF PERIOD IN RESPECT OF PAYMENT OF DIVIDENDS FOR THE YEAR ENDED 30 JUNE 2020

NOTICE OF ANNUAL GENERAL MEETING

Shareholders are advised that a notice of the annual general meeting of Hyprop shareholders (“**AGM**”) was dispatched on Monday, 26 October 2020. The notice of the AGM is available with immediate effect on the Company’s website, <http://www.hyprop.co.za/integrated-reports.php>.

The AGM will be held by way of electronic participation in accordance with the provisions of section 63(2) of the Companies Act 71 of 2008 and the JSE Listings Requirements as read with the Company’s memorandum of incorporation at 11:00 on Tuesday, 24 November 2020. The last day to trade in order to be eligible to participate in and vote at the AGM is Tuesday, 10 November 2020 and the record date for voting purposes is Friday, 13 November 2020.

NO CHANGE STATEMENT

Shareholders are further advised that Hyprop’s integrated annual report and the group audited annual financial statements for the financial year ended 30 June 2020 (on which the auditors expressed an unmodified audit opinion) are available with immediate effect on the Company’s website, <http://www.hyprop.co.za/integrated-reports.php>, and contain no changes from the summarised consolidated results for the year ended 30 June 2020 (the “**FY2020 results**”), released on SENS on 21 September 2020.

BROAD-BASED BLACK ECONOMIC EMPOWERMENT ANNUAL COMPLIANCE REPORT

Shareholders are hereby notified that, in accordance with the JSE Listings Requirements, the Company’s annual compliance report, prepared in terms of section 13G(2) of the Broad-Based Black Economic Empowerment Act 53 of 2003 read with the Broad-Based Black Economic Empowerment Amendment Act 46 of 2013, is available on the Company’s website <https://www.hyprop.co.za/governance.php>.

PAYMENT OF DIVIDENDS FOR THE YEAR ENDED 30 JUNE 2020

Shareholders are referred to the market notice issued on 26 June 2020 by the Financial Services Conduct Authority (“**FSCA**”), wherein the FSCA granted REITs, that have financial year ends of 29 February 2020 to 30 September 2020, an extension of two months within which they are required to comply with the requirements of paragraph 13.47 of the JSE Listings Requirements to distribute at least 75% of the REIT’s total distributable profits. Hyprop’s distribution is therefore to be effected by no later than six months after its financial year end (i.e. by 31 December 2020), subject to solvency and liquidity.

Shareholders are advised that Hyprop will be relying on this extension granted by the FSCA and accordingly, as advised in the FY2020 results, the board of directors of Hyprop has deferred its decision on the payment of

the interim dividend and the declaration of the final dividend for the year ended 30 June 2020 until December 2020, or an earlier date to be advised.

26 October 2020

Sponsor

JAVACAPITAL