

DIPULA INCOME FUND LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2005/013963/06)

JSE share code: DIA ISIN: ZAE000203378

JSE share code: DIB ISIN: ZAE000203394

(Approved as a REIT by the JSE)

("Dipula" or "the Company")



UPDATE REGARDING CIVIL UNREST

Following the recent civil unrest being experienced across KwaZulu-Natal and Gauteng in particular, Dipula advises that 12 of the properties within its portfolio (comprising approximately 6% of total gross lettable area) have been affected to date. The properties include ten retail centres in Gauteng and two in KwaZulu-Natal.

The properties have been secured and the extent of the damage is being assessed currently. In the case of Meadow Point, Dobson Point, Tsakane Corner, Kopanong Tembisa, Sam Sekoti and Orange Farm, the damage appears to be substantial but not structural in nature. For the sake of safety, these centres have ceased trading for the time being.

Once the damage to the affected properties has been fully determined, further details will be released. The Company is, however, sufficiently insured (including riot cover) in this regard.

All other retail centres within the Dipula portfolio are trading with additional security, and management continues to monitor the situation, being mindful of the safety and needs of the communities in which the centres operate at all times.

14 July 2021

Sponsor

The logo for Java Capital features the word "JAVA" in a large, bold, uppercase, sans-serif font, followed by "CAPITAL" in a smaller, uppercase, sans-serif font. A thin blue horizontal line is positioned above the letters "A" and "C" in "CAPITAL".