

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**”)



TRADING STATEMENT

Further to Hyprop’s pre-close operational update released on SENS on 9 June 2021, which provided an update on Hyprop’s operations and financial position for the 10 months to April 2021, shareholders are advised that, for the year ended 30 June 2021 Hyprop expects that distributable income per share will be between 326 and 346 cents per share, which is between 167 and 147 cents less (being between 34% and 30% lower) than the 493.4 cents per share for the year ended 30 June 2020.

The decrease in distributable income per share is the result of a number of factors, including:

- the impact of Covid-19 on Hyprop’s South African, sub-Saharan African and Eastern European operations, and in particular, a decrease in dividends received from Hystead;
- the impact of negative rent reversions in Hyprop’s South African portfolio;
- the higher interest costs due to converting Dollar denominated debt to Rand denominated debt; and
- the effect of an additional c.53 million shares (equivalent to 21% of the number of shares in issue) being issued between January 2021 and May 2021.

A further announcement regarding Hyprop’s dividend per share will be made once the Hyprop Board has decided an appropriate dividend for the year ended 30 June 2021.

The financial information contained in this trading statement has not been reviewed or reported on by Hyprop’s auditors.

As a result of members of the Hyprop team being affected by Covid-19, Hyprop’s audited results for the year ended 30 June 2021 have been delayed and will be released on or before 17 September 2021.

30 August 2021

Sponsor

The logo for Java Capital features the word "JAVACAPITAL" in a bold, black, sans-serif font. A blue swoosh underline is positioned beneath the letters "A", "V", and "A".