

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**”)



PROPOSED DISPOSAL OF DELTA CITY MALL IN PODGORICA

Further to the announcement by BIG Shopping Centers, Ltd. (“**BIG**”) on the Tel Aviv Stock Exchange on 20 September 2021, shareholders are advised that Hystead Limited (“**Hystead**”), in which Hyprop holds a 60% interest, has received a non-binding offer from CEE BIG B.V (the “**purchaser**”), of which BIG owns 95%, to purchase Hystead’s entire shareholding in the entity that owns Delta City Mall in Podgorica, Montenegro, based on a gross property value of EUR95 million, and subject to customary net asset value adjustments (the “**proposed transaction**”).

The purchaser has concluded its due diligence investigation. The proposed transaction is subject to the purchaser securing external bank financing for the purchase, approval from the anti-monopoly body in Montenegro and the execution of a definitive sale agreement. If the proposed transaction is completed, the sale proceeds will be used to reduce Hystead’s Euro-denominated debt.

Shareholders will be updated as the proposed transaction progresses.

21 September 2021

Sponsor

JAVACAPITAL