

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")



DEALINGS IN SECURITIES BY EXECUTIVE DIRECTORS AND THE COMPANY SECRETARY OF THE COMPANY

Shareholders and noteholders are advised of the following information relating to the award and acceptance of conditional shares awarded under the Long-term Incentive Plan (the "LTIP") by executive directors and the company secretary of the Company. The awards will vest in two equal tranches on the third and fourth anniversaries of the award date, subject to the fulfilment of performance and employment conditions.

Name of director:	Morné Wilken
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	142 471
Total deemed value of transaction:	R5 198 913.54, being the total deemed value calculated using the 30-day volume weighted average price per share as at 31 October 2022 (the "30-day VWAP") of R36.49103
Nature of transaction:	Off-market acceptance of conditional shares awarded in terms of the LTIP
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Brett Till
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	72 720
Total deemed value of transaction:	R2 653 627.70, being the total deemed value calculated using the 30-day VWAP of R36.49103
Nature of transaction:	Off-market acceptance of conditional shares awarded in terms of the LTIP
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Wilhelm Nauta
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	59 216
Total deemed value of transaction:	R2 160 852.83, being the total deemed value calculated using the 30-day VWAP of R36.49103
Nature of transaction:	Off-market acceptance of conditional shares awarded in terms of the LTIP
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of company secretary:	Fundiswa Nkosi
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	6 029
Total deemed value of transaction:	R220 004.42, being the total deemed value calculated using the 30-day VWAP of R36.49103
Nature of transaction:	Off-market acceptance of conditional shares awarded in terms of the LTIP
Nature and extent of company secretary's interest:	Direct beneficial
Clearance to deal received:	Yes

Shareholders and noteholders are further advised of the following information relating to the award and acceptance of restricted shares awarded under the LTIP by the executive directors. The awards will vest in tranches of one third each on the anniversary of the award date over three years, subject to the employment conditions.

Name of director:	Morné Wilken
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	47 800
Total deemed value of transaction:	R1 744 271.23, being the total deemed value calculated using the 30-day VWAP of R36.49103
Nature of transaction:	Off-market acceptance of restricted shares awarded in terms of the LTIP
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Brett Till
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	26 539
Total deemed value of transaction:	R968 435.45, being the total deemed value calculated using the 30-day VWAP of R36.49103
Nature of transaction:	Off-market acceptance of restricted shares awarded in terms of the LTIP
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Wilhelm Nauta
Transaction date:	1 November 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	21 298
Total deemed value of transaction:	R777 185.96, being the total deemed value calculated using the 30-day VWAP of R36.49103
Nature of transaction:	Off-market acceptance of restricted shares awarded in terms of the LTIP
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

3 November 2022

Sponsor

JAVACAPITAL