

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 DIRECTORS OF THE COMPANY AND ASSOCIATES OF DIRECTORS OF THE COMPANY

Shareholders and noteholders are advised of the following information relating to the vesting of Hyprop shares awarded under the Hyprop Conditional Unit Plan (the "Plan"), the vesting of which was subject to the achievement of certain performance conditions as provided for in the Plan.

Name of director:	Morné Wilken
Transaction date:	1 December 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	6 279
Total deemed value of transaction:	R218 509.20, being the total deemed value calculated using the closing price per share determined on 25 November 2022 of R34.80
Nature of transaction:	Off-market acceptance of conditional shares vested in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Brett Till
Transaction date:	1 December 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	3 292
Total deemed value of transaction:	R114 561.60, being the total deemed value calculated using the closing price per share determined on 25 November 2022 of R34.80
Nature of transaction:	Off-market acceptance of conditional shares vested in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director:	Wilhelm Nauta
Transaction date:	1 December 2022
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	3 196
Total deemed value of transaction:	R111 220.80, being the total deemed value calculated using the closing price per share determined on 25 November 2022 of R34.80
Nature of transaction:	Off-market acceptance of conditional shares vested in terms of the Plan
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Shareholders and noteholders are further advised of the following information relating to the off-market transfer of Hyprop shares, thereby changing each director's interest in the Hyprop shares from direct beneficial to indirect beneficial.

On 1 December 2022, Morné Wilken transferred 8 960 Hyprop shares to the Trinsam Trust (of which Morné Wilken is a trustee and beneficiary) at a price of R33.35 per share for a total consideration of R298 816.00

On 1 December 2022, Brett Till transferred 4 781 Hyprop shares to the Shantellin Trust (of which Brett Till is a trustee and beneficiary) at a price of R33.35 per share for a total consideration of R159 446.35.

On 1 December 2022, Wilhelm Nauta transferred 4 391 Hyprop shares to the Kanaan Trust (of which Wilhelm Nauta is a trustee and beneficiary) at a price of R33.35 per share for a total consideration of R146 439.85.

Clearance to deal was obtained in respect of the above transactions.

5 December 2022

Sponsor

JAVACAPITAL