

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 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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	204 536
Total deemed value of transaction:	R5 510 842.08, being the total deemed value calculated using the 30-day volume weighted average price per share as at 30 November 2023 (the "30-day VWAP") of R26.94314
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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	104 399
Total deemed value of transaction:	R2 812 836.87, being the total deemed value calculated using the 30-day VWAP of R26.94314
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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	84 611
Total deemed value of transaction:	R2 279 686.02, being the total deemed value calculated using the 30-day VWAP of R26.94314
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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	12 555
Total deemed value of transaction:	R338 271.12, being the total deemed value calculated using the 30-day VWAP of R26.94314
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 pursuant to the provisions of the Short-Term Incentive Scheme (“STI”) whereby 30% of the 2023 STI is deferred in the form of restricted shares in accordance with the LTIP. 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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	53 992
Total deemed value of transaction:	R1 454 714.01, being the total deemed value calculated using the 30-day VWAP of R26.94314
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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	36 035
Total deemed value of transaction:	R970 896.05, being the total deemed value calculated using the 30-day VWAP of R26.94314
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 December 2023
Class of securities:	Ordinary shares
Number of ordinary shares awarded:	25 120
Total deemed value of transaction:	R676 811.68, being the total deemed value calculated using the 30-day VWAP of R26.94314
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

5 December 2023

Sponsor

