

## 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 AN ASSOCIATE OF A DIRECTOR OF THE COMPANY

---

Shareholders and noteholders are referred to the announcement published on SENS on 2 October 2020 relating to off-market derivative trades executed on 2 October 2020 by Ellerine Group Investments Proprietary Limited ("**Ellerine Investments**"), an associate of Kevin Ellerine, a director of Hyprop ("**October 2020 transactions**"). Shareholders are hereby advised of the following information relating to the early unwind and termination of the October 2020 transactions and the subsequent off-market derivative trade executed:

---

Name of associate:	Ellerine Investments, a wholly owned subsidiary of Ellerine Group Proprietary Limited
Name of director and relationship to director:	Kevin Ellerine, who is a director of Ellerine Investments
Transaction date:	26 June 2024
Class of securities:	Ordinary shares
Nature of transaction:	Unwind of off-market derivative trades executed on 2 October 2020 as follows: <ul style="list-style-type: none"><li>• Unwind Long Call on 2 000 000 Hyprop ordinary shares at a strike price of R15.05;</li><li>• Unwind Short Call on 500 000 Hyprop ordinary shares at a strike price of R17.31; and</li><li>• Unwind Short Put on 1 500 000 Hyprop ordinary shares at a strike price of R6.52</li></ul>
Nature and extent of director's interest:	Indirect beneficial
Clearance to deal received:	Yes

---

---

Name of associate:	Ellerine Investments, a wholly owned subsidiary of Ellerine Group Proprietary Limited
Name of director and relationship to director:	Kevin Ellerine, who is a director of Ellerine Investments
Transaction date:	26 June 2024
Class of securities:	Ordinary shares
Nature of transaction:	Off-market derivative trades as follows: <ul style="list-style-type: none"><li>• Long Call on 6 872 660 Hyprop ordinary shares at a strike price of R31.48; and</li><li>• Short Call on 6 872 660 Hyprop ordinary shares at a strike price of R47.22,</li></ul> expiring in equal tranches on: 26 May 2027 to 26 July 2027 every 3 business days
Nature and extent of director's interest:	Indirect beneficial
Clearance to deal received:	Yes

---

Ellerine Investments elected to cash settle its obligations pursuant to the unwind of the October 2020 transactions and, as a consequence, no underlying Hyprop ordinary shares were acquired or sold by Ellerine Investments.

28 June 2024

---

Sponsor

JAVACAPITAL

Debt sponsor – The Standard Bank of South Africa Limited

