

HYPROP INVESTMENTS LIMITED
(Incorporated in the Republic of South Africa)
(Registration number 1987/005284/06)
ISIN: ZAE000190724
JSE Share code: HYP
JSE bond issuer code: HYPI
(Approved as a REIT by the JSE)
("Hyprop" or the "Company")

Background

Further to the announcement dated 7 April 2025 in which Hyprop advised that the Programme Amount under its Domestic Medium Term Note Programme ("DMTNP") has been increased to R7 billion, noteholders are hereby advised of the DMTNP notes below issued via a private placement.

Due to the recent market volatility, Hyprop's DMTNP public auction which was scheduled to be held on 10 April 2025 was postponed. Notwithstanding the private placement, Hyprop plans to return to the debt capital market via a public auction in Q2:2025, subject to an assessment of market conditions at the time.

New Listing Notification – HILB21 & HILB22

The JSE Limited has granted a listing to Hyprop of the following notes on the Interest Rate Market with effect from Thursday, 24 April 2025.

INSTRUMENT TYPE:	FLOATING RATE NOTE
Bond Code	HILB21
ISIN No.	ZAG000214487
Issue Date	24 April 2025
Total amount in issue (excluding this issuance and excluding HILB22 set out below)	R4,185,000,000.00
Nominal Issued	R150,000,000.00
Issue Price	100%
Coupon	3 Month JIBAR plus 120 bps (3 month JIBAR rate as at 17 April 2025 plus 120 bps amounts to 8.742%)
Coupon Rate Indicator	Floating
Trade Type	Price
Final Maturity Date	24 October 2028

Books Close Date(s)	19 July to 23 July, 19 October to 23 October, 19 January to 23 January and from 19 April to 23 April (all dates inclusive), in each year until the Maturity Date, or if any early redemption occurs, 5 Days prior to the actual Redemption Date
Interest Payment Date(s)	24 July, 24 October, 24 January and 24 April of each year until the Maturity Date, or, if such day is not a Business Day, the Business Day on which interest will be paid, as determined in accordance with the Applicable Business Day Convention
Last Day to Register	By 17h00 on 18 July, 18 October, 18 January and 18 April of each year until the Maturity Date, or if such day is not a Business Day, the Business Day before each Books Closed Period, or if any early redemption occurs, 6 Days prior to the actual Redemption Date
Date Convention	Following Business Day
Interest Commencement Date	24 April 2025
First Interest Payment Date	24 July 2025
Additional Information	Senior Unsecured
Bond Code	HILB22
ISIN No.	ZAG000214495
Issue Date	24 April 2025
Total amount in issue (excluding this issuance and excluding HILB21 set out above)	R4,185,000,000.00
Nominal Issued	R300,000,000.00
Issue Price	100%
Coupon	3 Month JIBAR plus 130 bps (3 month JIBAR rate as at 17 April 2025 plus 130 bps amounts to 8.842%)
Coupon Rate Indicator	Floating
Trade Type	Price
Final Maturity Date	24 April 2030
Books Close Date(s)	19 July to 23 July, 19 October to 23 October, 19 January to 23 January and from 19 April to 23 April (all dates inclusive), in

	each year until the Maturity Date, or if any early redemption occurs, 5 Days prior to the actual Redemption Date
Interest Payment Date(s)	24 July, 24 October, 24 January and 24 April of each year until the Maturity Date, or, if such day is not a Business Day, the Business Day on which interest will be paid, as determined in accordance with the Applicable Business Day Convention
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Date Convention	Following Business Day
Interest Commencement Date	24 April 2025
First Interest Payment Date	24 July 2025
Additional Information	Senior Unsecured

Johannesburg

23 April 2025

Debt Sponsor

The Standard Bank of South Africa Limited