

LIGHTHOUSE PROPERTIES p.l.c.

(Registered in Malta)

(Registration number: C 100848)

Share code: LTE

ISIN: MU0461N00015

LEI: 549300UG27SWRF0X2U62

(“Lighthouse” or the “Company”)



INCREASE IN AMOUNT OF EQUITY CAPITAL RAISE BY ACCELERATED BOOKBUILD

THIS ANNOUNCEMENT AND THE INFORMATION CONTAINED HEREIN IS RESTRICTED AND NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, CANADA, JAPAN OR ANY JURISDICTION IN WHICH IT WOULD BE UNLAWFUL TO DO SO

In light of the strong demand in response to the earlier announcement of an equity raise, Lighthouse confirms that it will increase the amount of equity targeted to ZAR 300 million.

Java Capital’s contact details are as follows:

Thys de Beer

lighthouse@javacapital.co.za

Tel: +27 83 351 7683

9 June 2025

JSE sponsor and corporate advisor



Tel: +27 (0)78 456 9999

Company Secretary



Stonehage Fleming Malta Limited

Tel: +356 2144 6377

The equity raising is not an offer to the public as contemplated under the South African Companies Act, No.71 of 2008 as amended (“Companies Act”) or an offer of securities to the public as contemplated in the Maltese Companies Act (Cap. 386) (as amended) (“Maltese Act”) nor an offer of securities in any other jurisdiction. Participation in the equity raise is reserved for invited investors only and subject to the terms and conditions provided to the invited investors. Potential investors are only permitted to apply for shares with a minimum total acquisition cost, per single addressee acting as principal, of greater than or equal to ZAR1 000 000, unless the potential investor is a person, acting as principal, whose ordinary business, or part of whose ordinary business, is to deal in securities, whether as principal or agent (in reliance on Section 96(1)(a)(i) and 96(1)(b) of the Companies Act) or such applicant falls within one of the other specified categories of persons listed in section 96(1) of the Companies Act.

In European Community Member States or EEA States, the equity raise is only open to (i) persons who are acting as principal and who apply for shares at a minimum acquisition cost of EUR 100,000 (and the Company and the bookrunner will unless otherwise advised be entitled to assume, without making any enquiry, that any person who

submits an offer into the book-build process is acting as principal) and/or (ii) "qualified investors" as referred to in Article 2(3)(b) of the Maltese Act and defined in points (1) to (4) of Section I of Annex II to Directive 2014/65/EU of the European Parliament and of the Council, read with Article 2(e) of Regulation (EU) 2017/1129 of the European Parliament and of the Council.

This announcement is not for publication or distribution or release, directly or indirectly, in the United States of America (including its territories and possessions, any state of the United States and the District of Columbia).

*This announcement does not constitute or form part of an offer or solicitation of an offer to purchase or subscribe for securities in the United States or any other jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold, directly or indirectly, in the United States, absent registration or an exemption from, or transaction not subject to, the registration requirements of the Securities Act. No public offering of securities is being made in the United States. Neither this announcement nor any copy of it may be taken, transmitted or distributed, directly or indirectly in or into the United States, Canada, Australia or Japan.*

This announcement has been issued by and is the sole responsibility of Lighthouse. No representation or warranty express or implied, is or will be made as to, or in relation to, and no responsibility or liability is or will be accepted by Java Capital or by any of their respective affiliates or agents as to, or in relation to, the accuracy or completeness of this announcement or any other written or oral information made available to or publicly available to any interested party or its advisers, and any liability therefore is expressly disclaimed.