

VUKILE PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2002/027194/06)

JSE share code: VKE NSX share code: VKN

Bond company code: VKEI

ISIN: ZAE000180865

(Granted REIT status with the JSE)

("Vukile" or "the company")



DIVIDEND DECLARATION: TAX TREATMENT AND SALIENT DATES

Notice is hereby given that a gross cash dividend of 83.81311 cents per share has been declared from income reserves in respect of the year ended 31 March 2026. In accordance with Vukile's status as a REIT, shareholders are advised that the distribution meets the requirements of a qualifying distribution for the purposes of section 25BB of the Income Tax Act, 58 of 1962 (the "**Income Tax Act**"). The distribution will be deemed to be a dividend for South African tax purposes in terms of section 25BB of the Income Tax Act.

Accordingly, the dividend received by South African tax residents must be included in their gross income and will not be exempt in terms of the ordinary dividend exemption in section 10(1)(k)(i) of the Income Tax Act, as a result of paragraph (aa) of the proviso thereto, which provides that dividends distributed by a REIT are not exempt from income tax.

The dividend is, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders provide the following forms to their Central Securities Depository Participant (**CSDP**) or broker, as the case may be, in respect of uncertificated shares or the company, in respect of certificated shares:

- (a) a declaration that the dividends are exempt from dividend tax; and
- (b) a written undertaking to inform the CSDP or broker, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP or broker, as the case may be, to arrange for the abovementioned documents to be submitted prior to the payment of the distribution, if such documents have not already been submitted.

Dividends received by non-resident shareholders will be exempt from income tax in terms of section 10(1)(k)(i) of the Income Tax Act. The dividends withholding tax rate is 20%, accordingly, any dividend will be subject to dividend withholding tax levied at a rate of 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("**DTA**") between South Africa and the country of residence of the shareholder.

Should dividend withholding tax be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 67.05049 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares:

- (a) a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- (b) a written undertaking to inform their CSDP or broker, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Non-resident shareholders are advised to contact their CSDP or broker, as the case may be, to arrange for the abovementioned documents to be submitted prior to the payment of the distribution if such documents have not already been submitted.

The dividend is payable to Vukile shareholders in accordance with the timetable set out below:

Last day to trade cum dividend	Tuesday, 7 July 2026
Shares trade ex dividend	Wednesday, 8 July 2026
Record date	Friday, 10 July 2026
Payment date	Monday, 13 July 2026

Share certificates may not be dematerialised or rematerialised between Wednesday, 8 July 2026 and Friday, 10 July 2026, both days inclusive. The dividend will be transferred to dematerialised shareholders' CSDP accounts or broker accounts on Monday, 13 July 2026. Certificated shareholders' dividend payments will be paid to certificated shareholders' bank accounts on or about Monday, 13 July 2026.

Shares in issue at date of declaration: 1 492 308 431

Vukile's income tax reference number: 9331/617/14/3.

17 June 2026

Sponsor

The logo for Java Capital, featuring the word "JAVA" in a large, bold, blue font with a stylized blue swoosh underneath, followed by the word "CAPITAL" in a smaller, grey, sans-serif font.