

HYPROP INVESTMENTS LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 1987/005284/06)

JSE share code: HYP

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JSE bond issuer code: HYPI

(Approved as a REIT by the JSE)

(“Hyprop” or “the Company” or “the Group”)



PRE-CLOSE OPERATIONAL UPDATE

Following publication of Hyprop’s interim results for the six months ended 31 December 2025 (“HY2026”) on 10 March 2026, the Company is pleased to provide an operational update for the five months ended 31 May 2026 (“the period”).

INTRODUCTION

Hyprop is a retail-focused REIT that delivers sustainable value from its portfolios in South Africa (“SA”) and Eastern Europe (“EE”). We create spaces that connect people by owning, managing and redeveloping retail centres in prominent mixed-use precincts strategically located in key economic nodes.

Hyprop continues to seek growth opportunities in an evolving retail sector, advancing its diversification strategy and leveraging its proven expertise to deliver superior risk-adjusted total returns. The Group is accelerating expansion in its preferred regions, such as the Western Cape in South Africa and Eastern Europe, while unlocking further value from its Gauteng assets. Its proactive and prudent approach ensures its stakeholders benefit from long-term value creation.

SA PORTFOLIO

Hyprop owns nine premier retail centres in South Africa, four in the Western Cape and five in Gauteng. In February 2026, we strategically sold a 50% undivided share in Woodlands, unlocking capital for new growth opportunities and reducing Gauteng concentration risk, while retaining a majority share to benefit from future upside.

Our SA retail centres continue to deliver improving operational performance and capture further market share. During the period, tenants’ turnover increased by 5.5%, while trading density grew by 4.4%. Foot count increased by 2.1%, underscoring the ongoing appeal of our retail centres.

The retail vacancy rate remains exceptionally low at 3.3%, outpacing industry averages for regional and super-regional centres. The reversion rate continues on a positive trajectory, increasing to a pleasing 9.8%, and the retail new deal reversion rate reached 32.8%. We have also successfully reduced our retail month-to-month leases by 35% in terms of GLA.

Cash collections from tenants rose to R1.7 billion from R1.6 billion in 2025, further reinforcing the cash-generative nature and financial strength of our SA portfolio.

Key trading metrics are detailed below.

SA portfolio trading metrics	Year	Jan	Feb	Mar	Apr	May	Total for 5-month period
Tenants’ turnover (R'000)	2024	2 112 429	2 042 777	2 174 663	2 151 188	2 178 954	10 660 012
	2025	2 246 434	2 083 134	2 313 880	2 329 745	2 422 781	11 395 975
	2026	2 404 792	2 195 632	2 451 982	2 478 289	2 494 782	12 025 477
Variance % 2025 vs 2024		6.3%	2.0%	6.4%	8.3%	11.2%	6.9%

Variance % 2026 vs 2025		7.0%	5.4%	6.0%	6.4%	3.0%	5.5%
Trading density (R)	2024	3 309	3 209	3 395	3 362	3 412	3 338
	2025	3 584	3 336	3 764	3 792	3 943	3 682
	2026	3 822	3 494	3 927	3 965	4 010	3 843
Variance % 2025 vs 2024		8.3%	3.9%	10.9%	12.8%	15.6%	10.3%
Variance % 2026 vs 2025		6.6%	4.7%	4.3%	4.6%	1.7%	4.4%
Foot count ('000)	2024	7 266	6 607	7 248	6 703	6 825	34 650
	2025	7 055	6 207	7 143	6 985	7 173	34 562
	2026	7 363	6 318	7 274	7 050	7 271	35 275
Variance % 2025 vs 2024		-2.9%	-6.1%	-1.5%	4.2%	5.1%	-0.3%
Variance % 2026 vs 2025		4.4%	1.8%	1.8%	0.9%	1.4%	2.1%
Retail vacancy (%)	2024	1.3%	1.4%	1.4%	1.9%	1.9%	
	2025	3.6%	3.2%	3.9%	4.1%	3.9%	
	2026	2.8%	2.8%	2.8%	3.3%	3.3%	
Collections (R'000)	2024	262 864	304 810	311 642	310 989	303 944	1 494 248
	2025	325 371	325 126	303 439	333 774	346 296	1 634 006
	2026	327 516	346 951	327 923	402 818	302 269	1 707 478
Variance % 2025 vs 2024		23.8%	6.7%	-2.6%	7.3%	13.9%	9.4%
Variance % 2026 vs 2025		0.7%	6.7%	8.1%	20.7%	-12.7%	4.5%
Vehicle count	2024	1 777 251	1 663 725	1 798 363	1 696 408	1 731 577	8 667 324
	2025	1 811 314	1 626 708	1 835 194	1 763 971	1 848 231	8 885 418
	2026	1 890 550	1 660 476	1 872 197	1 840 760	1 938 282	9 202 265
Variance % 2025 vs 2024		1.9%	-2.2%	2.0%	4.0%	6.7%	2.5%
Variance % 2026 vs 2025		4.4%	2.1%	2.0%	4.4%	4.9%	3.6%

Table Bay Mall's tenants' turnover, trading density, foot and vehicle counts are included in all periods, and retail vacancy and collections are included from April 2024.

Western Cape

Canal Walk

Canal Walk (the Western Cape's only super-regional shopping centre) continued its growth trajectory, driven by strong leasing momentum and high-profile store openings. Recent highlights include Anta (sportswear) and True Religion, both with launches in April 2026. May saw the opening of Liverpool FC's first African store and the arrival of PEP Home, diversifying the tenant mix and strengthening Canal Walk's status as a top shopping destination. Major store revamps and relocations, including Cape Union Mart, Poetry, and Superga, were completed in March 2026.

Key projects include the installation of new parking systems, completed in March 2026, and the construction of the Otter Bridge to improve access to/from the Century City precinct, planned for completion at the end of June 2026. The Crystal Towers Bridge extension and the East and West Office Tower upgrades are scheduled for completion in November 2026.

Somerset Mall

Following the opening of the retail portion of its Phase 2 expansion project in November 2025, Somerset Mall welcomed new brands such as Anta, which opened in April 2026 and Truworths and Office London, which launched in May 2026. The food and entertainment element of the Phase 2 project is progressing well. It will include a new food court and a Freedom Interactive Park, which is set to open by the end of August 2026. The bathroom upgrade was completed in April 2026.

In addition, Somerset Mall welcomed Studio 88, which opened in May 2026, while Jet and Panarottis were revamped during the period.

CapeGate

CapeGate continues to enhance its retail offering through targeted upgrades and strategic tenant relocations. Cell C and Telkom relocated and completed modern fit-outs that align with the latest brand standards. Spur and Bargain Books underwent comprehensive refurbishments, while Ackermans was fully transformed into the first Addition (fashion brand) flagship store. The Edgars redevelopment, which entails rightsizing the Edgars store, expanding Sportscene, and introducing JD Sports and Freedom Adventure Park, is underway and set for completion in December 2026.

Table Bay Mall

Table Bay Mall maintained its strong growth trajectory, attracting a dynamic mix of retailers and executing strategic upgrades. Recent highlights include the openings of Quench (water store), ESO Juice Bar, Big Joe Pies, Faithful to Nature, SA Biltong Master, MiMi-Q (beauty and accessories), and Krumble (gourmet cookies), as well as the relocation of The Store (fashion brand). The Checkers Fresh-X expansion, which starts in July 2026, and the transformation of Entrance 2 into a vibrant restaurant and lifestyle cluster, will further enhance the centre's appeal. Tenant store upgrades, such as Vodacom's completed store and Torga Optical's upcoming refurbishment, continue to elevate the customer experience and reinforce Table Bay Mall's position as a key player in the region.

Gauteng

Hyde Park Corner

Hyde Park Corner welcomed Bootlegger Coffee, which opened in February 2026, and March 2026 saw the launch of Marc's by Marc Jacobs Café, the first-ever permanent Marc Jacobs café and the first designer café on the African continent. The addition of Scoin Shop and UNIQ in May 2026 further diversifies the centre's tenant mix. The second phase of the Workshop 17 project will be completed and ready for occupation by 1 July 2026, resulting in the entire North office tower being let to Workshop 17.

During the period, Hyde Park Corner commenced a parking upgrade project, which includes redesigning the egress and ingress on the Woolworths side of the centre, improving access for larger vehicles, installing new parking systems, and implementing a streamlined ticketing process, scheduled for completion at the end of August 2026. The energy project detailed in the environmental section below is on track and we have increased the height of the carports on which the solar panels will be mounted to around six meters, so this area can also serve as an events venue in the future and generate additional revenue.

Rosebank Mall

Rosebank Mall has successfully reduced its vacancy rate from 2.0% to 1.3%. Recent store openings include FARO, Wellness Warehouse, Lupis (jewellery and accessories), and Livo (premium local lifestyle brand), as well as additions such as Nuage (dining concept) and Stouti (a men's streetwear brand) in the SOKO District. Refurbishments by Swarovski (upgrade) and Total Sports (expansion) were completed during the period.

The Rosebank precinct infrastructure improvements, including the upgraded walkways and parking facilities, were completed in February and March, respectively.

Clearwater Mall

Clearwater Mall welcomed new stores, Piatto and The Watch Boutique, which opened in May 2026. The centre's kiosk collection was further diversified with new additions, Trumps Biltong, Go Tyme, and the innovative 3@1 concept featuring DHL, Print to Go, and Photo Me services. The Foto Fame, Gadget Candy, and Swagg (printing services) kiosks were refurbished in March 2026. Destinations by Fraser, Levingers, Lovisa, Anat, African Bank, Senqu, Huawei and Pep Home upgraded their stores.

The centre successfully completed several projects, including a dedicated E-hailing zone, installation of the upper-level parking systems and infrastructure, and additional ClearVu fences.

Woodlands

During the period, Woodlands enhanced its tenant mix with additions such as PnP Clothing, IV Bar, Spec Savers, Pringle, Aldo, Destinations by Frasers, Waxit, Sedgars, Old School, and Cell C.

The passage widening project and reconfiguration of the area around Pick n Pay, which commenced in March 2026, is progressing well and is on track for completion in November 2026. With key upgrades, including new tiling, lighting and store facelifts, the project will unlock valuable new retail space, enhance the shopper experience, and drive increased foot traffic. As part of the project, Clicks will relocate to a new store adjacent to Pick n Pay.

The Glen

The Glen added an Ai-CHA kiosk (an international ice cream and beverage brand) and is relocating and extending the Dial-a-Bed store as part of the Value Co expansion project. Value Co will increase its footprint from 1,818 m² to 2,522 m², with the reopening planned for October 2026. Looking ahead, the anticipated launches of Tiger's Milk, Yokico and Kingsley Heath will further strengthen the centre's tenant mix.

EE PORTFOLIO

The Group owns four retail centres in the capital cities of Bulgaria, North Macedonia and Croatia. In May 2026, we announced the acquisition of Galleria Burgas, a prime shopping centre located on the east coast of Bulgaria, which is still subject to regulatory approval.

Our EE retail centres continue to cement their status in the region. During the period, tenants' turnover increased by 4.4%, while trading density rose by 4.2%. Foot count increased by 5.0 %.

Demand for space remains exceptionally high, with a 0% vacancy rate in May 2026. The reversion rate was positive 3.4%, and the retail new deal reversion rate was 7.4%.

Cash collections from tenants for the period increased to €48 million, up from €46 million in the prior corresponding period.

The key trading metrics are detailed below.

EE portfolio trading metrics	Year	Jan	Feb	Mar	Apr	May	Total for 5-month period
Tenants' turnover (€'000)	2024	42 944	40 262	47 236	50 651	51 435	232 528
	2025	43 826	40 379	48 139	51 967	56 790	241 100
	2026	48 682	41 438	50 694	52 868	58 110	251 792
Variance % 2025 vs 2024		2.1%	0.3%	1.9%	2.6%	10.4%	3.7%
Variance % 2026 vs 2025		11.1%	2.6%	5.3%	1.7%	2.3%	4.4%
Trading density (€)	2024	257	242	280	300	304	277
	2025	261	241	288	310	338	287
	2026	288	245	301	316	348	300
Variance % 2025 vs 2024		1.6%	-0.3%	2.7%	3.4%	11.1%	4.0%
Variance % 2026 vs 2025		10.3%	1.9%	4.5%	1.9%	2.9%	4.2%
Foot count ('000)	2024	2 182	2 027	2 243	2 245	2 243	10 939
	2025	2 113	1 935	2 131	2 156	2 244	10 579
	2026	2 210	2 059	2 270	2 222	2 345	11 106
Variance % 2025 vs 2024		-3.1%	-4.5%	-5.0%	-4.0%	0.1%	-3.3%
Variance % 2026 vs 2025		4.6%	6.4%	6.5%	3.1%	4.5%	5.0%
Vacancy (%)	2024	0.3%	0.2%	0.2%	0.2%	0.1%	-

	2025	0.2%	0.2%	0.1%	0.1%	0.1%	-
	2026	0.0%	0.0%	0.0%	0.0%	0.0%	-
Collections (€'000)	2024	7 798	7 642	8 728	8 458	8 040	40 666
	2025	9 390	10 625	8 977	8 644	8 782	46 419
	2026	11 237	9 170	9 674	9 001	9 063	48 145
Variance % 2025 vs 2024		20.4%	39.0%	2.9%	2.2%	9.2%	14.1%
Variance % 2026 vs 2025		19.7%	-13.7%	7.8%	4.1%	3.2%	3.7%
Vehicle count	2024	367 240	340 767	379 186	377 807	362 427	1 827 427
	2025	368 328	343 317	341 424	365 350	373 328	1 791 747
	2026	341 898	346 371	364 727	330 036	361 073	1 744 105
Variance % 2025 vs 2024		0.3%	0.7%	-10.0%	-3.3%	3.0%	-2.0%
Variance % 2026 vs 2025		-7.2%	0.9%	6.8%	-9.7%	-3.3%	-2.7%

City Center one West

City Center one West continues to strengthen its market position with strategic tenant upgrades and space optimisation. Jeordie's (men's fashion brand) expanded into a new flagship store, and Shoetique opened in the former Jeordie's space. Geox and Intimissimi (clothing store) successfully relocated, with Intimissimi further enhancing its presence by launching IUMAN Intimissimi Uomo (men's wear). McDonald's completed its refurbishment and new food offerings, Good Food and Purple Monkey, started trading during the period. Footwear and accessories brand Deichmann's store revamp, the completion of a 9,000 m² retiling project in March 2026 and the planned bathroom upgrade project, due to be completed at the end of October 2026, will further elevate the retail centre's appeal.

City Center one East

The highlight for this period was Sephora launching its first Croatian store at City Center one East in April 2026. It attracted a record number of shoppers and media attention.

During the period, the FruitClub kiosk began trading, and Good Food and Purple Monkey were introduced as new food court concepts. Dormeo Home rightsized and relocated, while Skechers upgraded to larger premises.

The centre's extension project has advanced, with the General Urban Plan (GUP) approval already secured and the design and feasibility studies for an additional 13,000m² are underway.

Skopje City Mall

Skopje City Mall welcomed Bagabond (a leather goods store), while Skechers and Parfois (a fashion and accessories brand) expanded their stores. Magnetik Gallery (multi-brand luxury store) rightsized and relocated its space.

Skopje City Mall has commenced a major redevelopment project for Inditex. The 12-month project will create expanded flagship stores with the latest Inditex concepts for all its brands and enhance the centre's market position as the preferred destination for the higher LSM consumer in Skopje.

The Mall

At The Mall, Adidas transitioned to a new franchisee, resulting in improved merchandising and turnover. New food offerings (Cake Collection, which replaced Nedelya Pastry Shop), fashion brands Obuvki (a new concept) and the addition of Storm further enhanced the tenant mix. Ina Essentials (organic cosmetic brand) launched its first flagship store in a shopping centre. Deichmann, Opticlasa (eye care and vision products), and Juliany (watch and jewellery store) completed refurbishments with the latest store formats. Fashion brand Reserved's full renovation is underway, with its relaunch set for August 2026.

ENVIRONMENTAL

Energy

Hyprop continues to advance its energy management strategy, focused on delivering operational resilience and long-term value. Significant progress was made in our solar-PV rollout, with The Glen's Phase-2 installation (3 205 kWp) completed in June 2026 and CapeGate's 4 991 kWp project on track for completion in August 2026. At Hyde Park Corner, our solar-PV (946 kWp) and battery energy storage system (BESS) (6 MWh) installation will be completed in July 2026, supporting uninterrupted operations and cost efficiency.

The Canal Walk solar-PV project (7 665 kWp) and Somerset Mall's integrated solar-PV (5 040 kWp) and BESS (12 MWh) installations have secured key approvals, with tenders progressing as planned.

Integrating BESS with solar-PV is a critical step in derisking centres' operations, reducing grid dependency, managing energy costs, and ensuring business continuity for tenants. These investments directly support Hyprop's ESG objectives, help protect rental income during grid outages, and position our assets for long-term growth.

Water

Hyprop continues to prioritise the resilience and sustainability of its assets. Potable water storage projects are underway at all four Western Cape centres, providing increased capacity to safeguard against regional supply risks. These installations are targeted for completion by August 2026, reinforcing our commitment to operational continuity.

Our proactive approach to water management is delivering tangible results. Comprehensive monitoring and water-wise training programs have now reached over 400 staff across our SA portfolio, supporting efficient consumption and responsible stewardship. In parallel, our conversion from water-cooled to air-cooled HVAC systems is nearing completion at Hyde Park Corner. The City of Cape Town has recognised CapeGate (4-star rating), Table Bay Mall (4-star rating) and Somerset Mall (3-star rating) for their water-saving initiatives, underscoring Hyprop's leadership in sustainability and operational excellence.

Waste

Further to the Level-2 Net Zero Waste Certification from the Green Building Council of South Africa for five of our SA centres, we have formally registered Table Bay Mall's waste yard with the City of Cape Town Council. The facility is currently operational and progressing in line with requirements to achieve Net Zero Waste Certification, which is anticipated at the end of the 2026 calendar year.

Hyprop remains on track to meet the 2027 Net Zero Waste legislative deadline in the Western Cape.

BALANCE SHEET, CAPITAL AND CASH FLOW MANAGEMENT

The Group's liquidity remains exceptionally robust, underpinned by consistently strong cash collections from tenants for the SA and EE portfolios of 101% and 105% of year-to-date billings, respectively.

At the end of May 2026, Hyprop held R1.7 billion in cash and had R2.0 billion in available bank facilities. The Group's financial strength and disciplined capital management provide a solid foundation for future growth and our proactive approach to funding remains a key strength.

Rand borrowings

During the period, we settled R490 million in maturing DCM bonds using existing cash and/or available revolving credit facilities (RCFs) and successfully raised R580 million in a bond auction in April 2026, which was 5.4 times oversubscribed. The auction cleared below the lower end of the price guidance for both the 3-year (R273 million raised at a margin of 94bps above 3-month JIBAR) and the 5-year (R307 million raised at a margin of 111bps above 3-month JIBAR) bonds, demonstrating strong investor demand and support.

Additionally, R750 million of term loans and RCFs due in August 2026 were refinanced for 3 years with a 43bps reduction in margin. A further R250 million of a R500 million unlisted bond was settled, with the balance refinanced for 2 years at a 35bps lower all-in-rate, Hyprop's first ZARONIA-denominated facility.

Euro borrowings

Balkan Retail refinanced €20 million of maturing RCFs, settled €15 million of a €50 million equity debt term loan, and refinanced the remaining €35 million for 1.5 years at a 90bps lower margin. AP Retail (Bulgaria) has refinanced its €72.5 million term loan, due in December 2026, for 7 years at a lower margin and €2.5 million of the European in-country term loans were amortised.

These initiatives have lowered the Group's all-in cost of borrowings: Rand interest rates now average 8.5% (down from 8.6% in December 2025) and Euro interest rates 3.9% (down from 4.0% in December 2025).

Hyprop's interest rate risk management remains disciplined, with 79% of the interest rate exposure hedged and an average hedge duration of 1.4 years at 31 May 2026. The majority (77%) of rand hedges comprise caps and collars, with the balance in swaps.

UPDATE ON GALLERIA BURGAS TRANSACTION

In May 2026, the Group announced that it had concluded an agreement to acquire Galleria Burgas, a modern, recently renovated shopping centre, located on the east coast of Bulgaria, from MAS PLC. The transaction aligns with our strategy to increase exposure in Eastern Europe, a region we identified as offering superior risk-adjusted returns, and leverages our proven expertise in managing retail assets in Bulgaria, as well as the country's macroeconomic tailwinds.

The transaction is subject to approval by the Bulgarian Commission for Protection of Competition, which is progressing, and remains on track for the anticipated implementation date of 31 July 2026.

Fully funded by Hyprop's available cash from capital raised in 2025 and the proceeds from the sale of the 50% undivided share in Woodlands, the acquisition will be earnings-enhancing and offers significant potential for further value creation through our planned active asset management initiatives. Further details on the transaction, including financial effects and acquisition yield, will be disclosed with the Group's annual financial results in September 2026, following the anticipated implementation of the transaction.

CLOSING

Hyprop's robust financial position and steadily improving operational performance reflect the Group's clear strategic direction, strong corporate governance, and a proven execution track record. Backed by a healthy balance sheet and a highly competent management team, Hyprop is well-positioned to capitalise on market opportunities. With resilient and prominent portfolios in both South Africa and Eastern Europe, the Group is on track to deliver growth in distributable income per share for the year ending 30 June 2026 within the 10% to 12% guidance range provided in September 2025.

Shareholders should note that the guidance above is based on the assumptions stated in our FY2025 annual results, is subject to change, certain assumptions may not materialise, plans may change, and unanticipated events and circumstances may affect the Group's strategy or the actions it takes.

The guidance has not been reviewed or reported on by the Company's auditors.

A virtual presentation and Q&A session will be hosted by SBG Securities on Thursday, 25 June 2026, at 09:30 am SA time. Please register here <https://events.teams.microsoft.com/event/5d956004-ad23-4d85-8321-2d93144dd99d@7369e6ec-faa6-42fa-bc0e-4f332da5b1db> if you wish to join the presentation. A recording will be available on Hyprop's website after the presentation.

Hyprop's annual results for the year ending 30 June 2026 are scheduled for release on 9 September 2026.

25 June 2026

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