

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" or "the Group")



ACCELERATED BOOKBUILD

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Hyprop proposes issuing new ordinary shares to raise approximately R500 million of equity capital at pricing acceptable to Hyprop, utilising Hyprop's remaining general authority to issue shares for cash (the "**Capital Raise**").

The proceeds will be used to fund new and organic growth opportunities identified by the Group, which are in line with the Group's strategy, expected to be earnings-enhancing and should deliver superior risk-adjusted returns, and to maintain the Group's strong balance sheet. These opportunities include, but are not limited to:

1. New acquisition and expansion opportunities in Eastern Europe, other than the acquisition of Galleria Burgas in Bulgaria previously announced;
2. The solar and BESS projects at Canal Walk and Somerset Mall;
3. Phase 3 extension at Somerset Mall; and
4. The extension at City Center one East in Croatia.

Hyprop remains on track to deliver growth in distributable income per share of 10% to 12% for the year ending 30 June 2026. This guidance, initially set in September 2025 and reaffirmed in the pre-close operational update published on SENS on 25 June 2026, is unaffected by the Capital Raise.

The Capital Raise will be by an accelerated bookbuild managed by Java Capital. Participation will be by invitation from Java Capital, who will provide invitees with the terms and conditions of participation. Any agreements reached with participants will be subject to the approval of Hyprop in its discretion.

In accordance with the JSE Listings Requirements and Hyprop's general authority to issue shares for cash, related parties may participate in the Capital Raise provided they do so at the price at which the book closes (subject to their maximum bid price). It should be noted that pricing for the Capital Raise is subject to a floor of no more than a 5% discount to the 30-day VWAP, in terms of the authority given at its last annual general meeting. Hyprop will allocate shares to participants on a basis that Hyprop in its discretion considers equitable, taking into account Hyprop's objectives and factors including existing shareholdings in Hyprop, pricing and sizing of bids, receipt of early submissions of commitments and due process.

The new shares, when issued, will be credited as fully paid and will rank *pari passu* in all respects with existing shares. Hyprop envisages paying an antecedent dividend to shareholders with its final dividend for the year ending 30 June 2026, so as not to compromise current shareholders.

Java Capital's contact details are as follows:

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7 July 2026

Bookrunner and sponsor



*The Capital Raise is not an offer to the public as contemplated under the South African Companies Act, No. 71 of 2008 as amended (“**Companies Act**”), nor an offer of securities in any other jurisdiction. Participation in the Capital 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.*

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