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**")

COMPLETION OF GALLERIA BURGAS ACQUISITION

Shareholders are referred to the SENS announcement released on 22 May 2026 relating to Hyprop's acquisition of all of the shares in Galleria Burgas EAD ("**Propco**"), which owns a shopping centre known as Galleria Burgas in Burgas, Bulgaria (the **"GB Acquisition"**).

Hyprop is pleased to announce that all conditions precedent to the GB Acquisition have been fulfilled and the GB Acquisition was implemented with effect from 31 July 2026.

The estimated purchase price for the shares in Propco is €53.5 million, calculated as the property value of Galleria Bugas of €122.2 million, less senior debt to be assumed of €72.6 million plus estimated working capital of €3.9 million.

The GB Acquisition aligns with Hyprop's growth and diversification strategy and will enhance earnings and strengthen the Eastern European portfolio.

3 August 2026

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