

LIGHTHOUSE PROPERTIES p.l.c.

(Registered in Malta)

(Registration number: C 100848)

Share code: LTE

ISIN: MU0461N00015

LEI: 549300UG27SWRF0X2U62

("Lighthouse" or the "Company")



DISTRIBUTION DECLARATION

Shareholders are advised that the Lighthouse board of directors has declared an interim cash distribution of 1.44010 EUR cents per share for the six months ended 30 June 2026 ("**Cash Dividend**").

The Company's distributable retained earnings will be utilised for the Cash Dividend.

Salient dates and times

	2026
Declaration of Cash Dividend	Tuesday, 11 August
Finalisation announcement of the Euro to South African Rand exchange rate, released on SENS and ANS by 11:00 on	Tuesday, 18 August
Last day to trade on the JSE and A2X in order to be eligible for the Cash Dividend on	Tuesday, 25 August
Shares commence trading ex-Cash Dividend on the JSE and A2X on	Wednesday, 26 August
Record Date	Friday, 28 August
Payment of Cash Dividend	Monday, 31 August

Notes:

1. All dates and times quoted above are local dates and times in South Africa. The above dates and times are subject to change. Any changes will be announced on SENS and ANS.
2. Share certificates may not be dematerialised or rematerialised between Wednesday, 26 August 2026 and Friday, 28 August 2026, both days inclusive.
3. Shareholders holding shares on the South African register, whether certificated or dematerialised through a Central Securities Depository Participant or broker, will receive the Cash Dividend in South African Rand, based on the conversion rate announced on Tuesday, 18 August 2026. Shareholders holding shares on the Maltese register will receive the Cash Dividend in Euro.

Tax implications**South African tax resident shareholders**

The receipt of the Cash Dividend may have tax implications for South African tax resident shareholders. The below summary is generic in nature and should not be relied on as tax advice. Shareholders are advised to consult their professional advisors regarding the tax consequences of the Cash Dividend.

No Malta dividend withholding tax is imposed on cash dividends distributed by Maltese companies, save as set out in the section titled "Shareholders residing in Malta" below. The Cash Dividend is treated as a dividend or foreign dividend for South African tax purposes and South African tax resident shareholders receiving the Cash Dividend will

therefore be subject to South African dividends tax at a rate of 20%, unless an exemption applies (such as, for example, in the case of a South African tax resident company shareholder which is exempt from South African dividends tax on dividends distributed to it). Any such dividends tax will be withheld and paid to the South African Revenue Service by the applicable regulated intermediary and the South African tax resident shareholder will receive the Cash Dividend net from such dividends tax. The Cash Dividend should furthermore be exempt from income tax in the hands of South African tax resident shareholders.

Shareholders residing outside of South Africa

The receipt of the Cash Dividend may have tax implications for shareholders who are resident outside of South Africa, and such shareholders are advised to obtain appropriate advice from their professional advisors in this regard.

Malta Tax

The Cash Dividend should not trigger any Maltese tax (except as further outlined below in the section titled “*Shareholders residing in Malta*”), whether by way of withholding or otherwise, regardless of the country of residence of the shareholder.

Shareholders residing in Malta

The Company, being a Maltese registered company, is considered tax resident and domiciled in Malta for Maltese income tax purposes and is therefore subject to Maltese income tax on its worldwide income and gains at the current corporate tax rate of 35%. A dividend by the Company out of distributable profits to any shareholder should not be subject to any further Maltese tax (whether by way of withholding or otherwise) at the level of the shareholder, subject to certain conditions.

However, the Company is obliged to withhold tax at the rate of 15% upon a distribution out of certain distributable profits (which were not taxed at the level of the Company and allocated to what is referred to as its ‘untaxed account’) to a shareholder who is:

- (i) a person resident in Malta (other than a company);
- (ii) a non-resident person (including a non-resident company) who is owned and controlled by, directly or indirectly, or who acts on behalf of, an individual who is ordinarily resident and domiciled in Malta;
- (iii) a trustee of a trust where the beneficiaries of such trust are persons referred to in (i) and (ii) above;
- (iv) an individual who is a national of the EU/EEA (and his or her spouse where applicable), in specific circumstances referred to in the Income Tax Act (Chapter 123 of the laws of Malta), when such individual applies the tax rates applicable to Maltese-resident individuals.

Shareholders wishing to receive a dividend warrant for Maltese income tax purposes must send a request to the Company on investorrelations@lighthouse.mt. For purposes of South African dividend reporting, the source of income for the payment of the Cash Dividend is Malta.

Lighthouse shares in issue at the date of declaration of this dividend: 2 112 388 763 ordinary shares with a nominal value of EUR 0.01 each.

11 August 2026

JSE Sponsor



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Company Secretary



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