

HYPROP

2026 Integrated Annual Report
and Consolidated and Separate Financial Statements

Creating spaces and connecting people

HYPROP

- Home
- About our IAR
- Hyprop at a glance
- Our value creation context
- Our performance
- ESG report
- Remuneration report
- Financial statements
- Glossary

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Contents

1 **About our Integrated Annual Report**

2 **Hyprop at a glance**

Who we are
Where we operate
2026 highlights

3 **Our value creation context**

Chairman's review
Our investment case
Our operating environment
Our stakeholders
Our risks and opportunities
Our business model

4 **Our performance**

Delivering on our strategic priorities
Executive directors' review

5 **ESG Report**

Our approach to ESG
Our environment
Our social impact
Governance

6 **Remuneration report**

Report from the RemCo Chairman (background statement)
Remuneration philosophy and policy
Remuneration implementation report

7 **Financial statements**

8 **Glossary**

HYPROP

- Home
- About our IAR
- Hyprop at a glance
- Our value creation context
- Our performance
- ESG report
- Remuneration report
- Financial statements
- Glossary

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Clearwater Mall
Gauteng, South Africa

About our IAR

About our Integrated Annual Report

Our Integrated Annual Report (IAR) provides a clear and comprehensive overview of how Hyprop Investments Limited (Hyprop, the Group or the Company), including our South African (SA) and Eastern European (EE) operations, created and sustained value in the financial year ended 30 June 2026 (FY2026), supporting our purpose and benefiting our stakeholders.

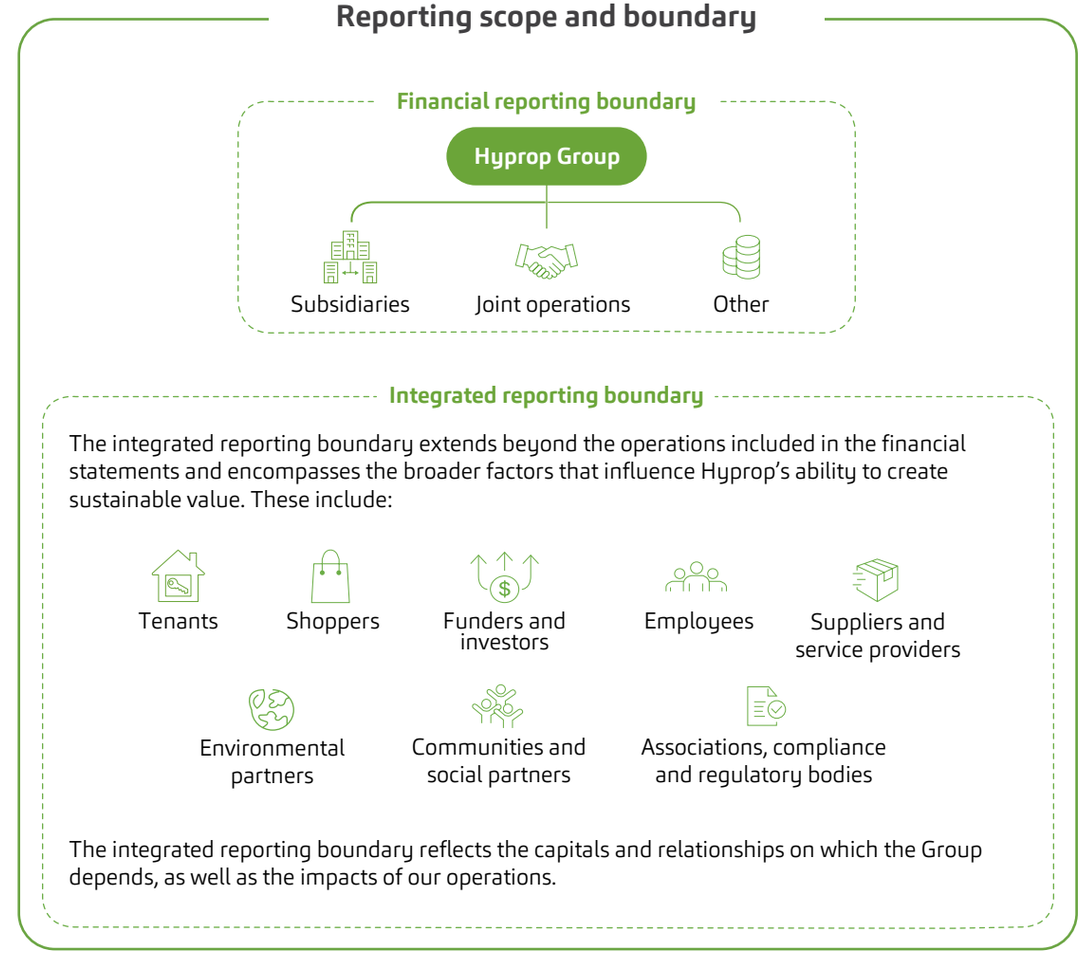
The report:

- Details the internal and external factors influencing the Group's performance
- Outlines our purpose, strategy and investment proposition
- Explains how we create value over the short, medium and long term
- Addresses our material risks and mitigation measures
- Provides comprehensive information on the Group's financial position and performance, resilience and governance
- Discusses our progress towards achieving strategic objectives during the year, and our efforts to enhance our societal and environmental impact, thereby, providing stakeholders with the information they need to make informed decisions.

Reporting framework
Our reporting process is guided by relevant reporting standards, regulations, frameworks, institutions and best practices, including:

- Integrated Reporting Framework
- King Report on Corporate Governance™ for South Africa, 2016 (King IV)
- International Financial Reporting Standards (IFRS)
- South African Institute of Chartered Accountants
- Financial Reporting Standards Council
- JSE Limited (JSE) Listings Requirements
- Companies Act, 71 of 2008, as amended (Companies Act)
- SA REIT Association Best Practice Recommendations

Reporting scope and boundary



About our Integrated Annual Report continued

Our approach to materiality
Hyprop applies a structured materiality approach to identify matters that are material to enterprise value creation over the short, medium and long term and to ensure our reporting remains focused, relevant and responsive to market dynamics.

1. Identify matters
2. Engage stakeholders
3. Assess impact, risk and opportunities
4. Prioritise material matters
5. Review and validate with management
6. Board approval
7. Report and monitor progress

Time horizon

Short term one year

Medium term two years

Long term beyond five years

Material changes to the Group
There were no material changes to the Group's subsidiaries, joint arrangements or joint ventures during the year, other than the disposal of a 50% undivided share in Woodlands Boulevard, which was effective from 1 April 2026.

Assurance
Hyprop's external auditor, KPMG Inc., audited the FY2026 consolidated and separate financial statements.

KPMG issued an unqualified audit opinion, presented on pages 158 to 160. The audit scope was limited to the information in the consolidated and separate financial statements on pages 147 to 295.

Forward-looking statements
This IAR contains forward-looking statements that, unless otherwise indicated, reflect management's expectations as at 30 June 2026. Actual results may differ materially from the Group's expectations if known and unknown risks or uncertainties affect the Group's business, or if estimates or assumptions prove inaccurate.

The Group cannot guarantee that any forward-looking statements will materialise. Readers are therefore cautioned not to place undue reliance on these statements. The Group assumes no obligation to update or revise any forward-looking statements if new information becomes available, other than as required by the JSE Listings Requirements.

Feedback
We value engagement with our stakeholders. Please direct any feedback or questions to investorrelations@hyprop.co.za.

Board approval
The board of directors (Board) acknowledges its responsibility to ensure the integrity of this IAR. In the Board's opinion, this report addresses the issues material to Hyprop's ability to create value and impact society, and fairly presents the Group's FY2026 performance.

The consolidated and separate financial statements included in this report were approved by the Board on 8 September 2026, followed by approval of the remainder of the report on 26 October 2026.

Spiro Noussis, Richard Inskip, Annabel Dallamore, Loyiso Dotwana, Zuleka Jasper, Bernadette Mzobe, Lucas Ndala, Martin Oberholster, Morné Wilken, Brett Till, Wilhelm Nauta



Table Bay Mall
Western Cape, South Africa

Hyprop at a glance

Who we are

Hyprop is a retail-focused Real Estate Investment Trust (REIT) operating in South Africa (SA) and Eastern Europe (EE).
We own, manage and redevelop retail centres in mixed-use precincts in key economic nodes that benefit from strong regional economic activity.

Our **purpose**

To create spaces and connect people

Our **leadership**

Experienced and agile

Our experienced and agile leadership has a deep understanding of retail property, which ensures our centres are dominant and relevant in an ever-changing environment

Our **HYperformers and culture**

Aspirational culture

We nurture an aspirational culture that inspires our workforce to overcome challenges and strive for optimal performance
"Together, we make it happen!"

Our **mission**

Long-term value

To continuously improve Hyprop's value proposition and deliver sustainable returns for all our stakeholders

Our values
We are leaders in building relationships, and creating exceptional places and experiences that excite and inspire our community.
Our values underpin our culture and enable us to deliver on our purpose.

1 **Collaboration**
We team up
We support each other
We win together

2 **Execution**
We act decisively
We overcome challenges
We make it happen

3 **Responsibility**
We take ownership
We follow through
We build trust

4 **Integrity**
We do the right thing
We speak the truth
We lead by example

5 **Creativity**
We dare to try
We stay curious
We challenge the status quo

Where we operate

We are strategically positioned to capitalise on future growth opportunities that align with our diversification strategy, while also leveraging the strength of our current assets.

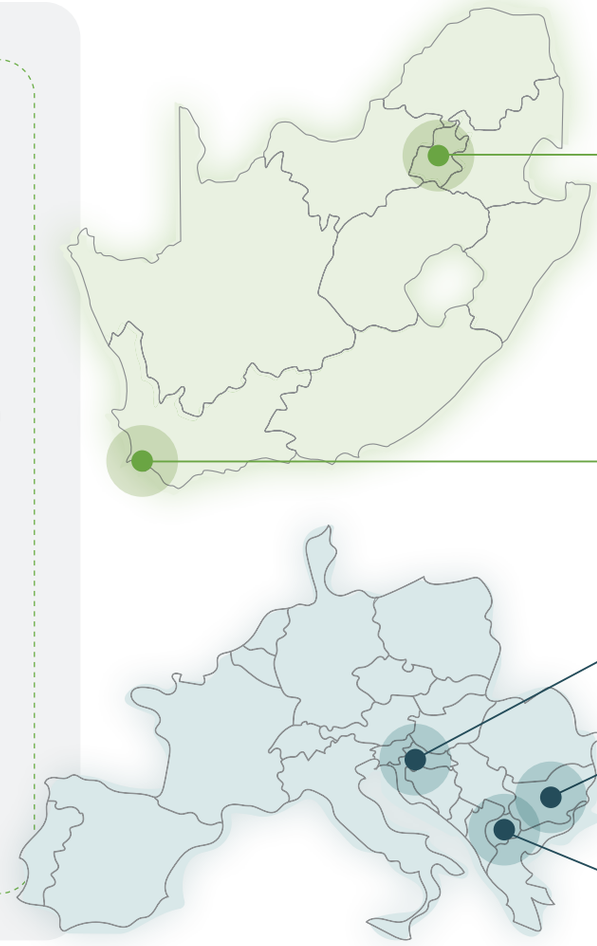
We aim to increase our exposure in the Western Cape and EE while optimising our Gauteng property investments. In line with this strategy, we continuously review our portfolios to identify opportunities to recycle assets and unlock capital for new opportunities.

Key developments in FY2026

Hyprop sold a 50% undivided share in Woodlands Boulevard in February 2026. The Group retains a 50% undivided share in the property to participate in any future growth given the densification in the residential area surrounding the centre.

In May 2026, the Group announced the acquisition of Galleria Burgas, a prime shopping centre in Burgas on the east coast of Bulgaria. Burgas is a major industrial and tourist hub, with one of Bulgaria's largest ports. It is also a popular summer resort destination, housing more than double its permanent population during the summer months. The transaction was implemented in July 2026.

We completed the Somerset Mall Phase 2 expansion project, with planning for Phase 3 in progress. Somerset Mall's total GLA after the completion of the Phase 3 expansion will be 90 000m².



Gauteng
Clearwater · the Glen · Hyde Park Corner · woodlands · rosebankmall

Western Cape
CapeGate · Canal Walk · Somerset Mall · Table Bay Mall

Croatia
City Center one East · City Center one West

Bulgaria
the Mall

North Macedonia
Skopje City Mall

Galleria Burgas — Acquisition completed in July 2026

Hyprop owns **nine prime retail centres** in South Africa: five in Gauteng and four in the Western Cape.

SA: Western Cape

Canal Walk

Century City, Cape Town
The only super-regional shopping centre in the Western Cape.



Total GLA[1]	155 893m²
Effective ownership	80%
Annual foot count	19.2m
Stores	348
Parking bays	7 660

Somerset Mall

Somerset West, Cape Town
Situated in the scenic foothills of the Helderberg in Somerset West, this centre is an indispensable part of the community.



Total GLA	73 549m²
Effective ownership	100%
Annual foot count	9.4m
Stores	188
Parking bays	3 482

CapeGate

Brackenfell, Cape Town
This popular shopping destination is conveniently located at the N1 Okavango interchange in Cape Town's northern suburbs.



Total GLA	64 687m²
Effective ownership	100%
Annual foot count	10.2m
Stores	146
Parking bays	2 973

Table Bay Mall

Sunningdale, Cape Town
Located on the west coast of Cape Town, this vibrant shopping destination, acquired in FY2024, continues to elevate the customer experience as a lifestyle destination.



Total GLA	61 184m²
Effective ownership	100%
Annual foot count	5.6m
Stores	168
Parking bays	3 273

[1] *Total GLA includes retail and office space.*

SA: Gauteng

Rosebank Precinct

Rosebank, Johannesburg
Situated in the heart of the cosmopolitan Rosebank precinct, this precinct includes Rosebank Mall, the Mall Offices and Cradock Heights.



Total GLA[1]	91 437m²
Effective ownership	100%
Annual foot count	12.4m
Stores	140
Parking bays	2 230

Clearwater Mall

Strubens Valley, Johannesburg
This prime shopping destination in Johannesburg's western suburbs is located in a rapidly expanding residential corridor.



Total GLA	85 684m²
Effective ownership	100%
Annual foot count	9.3m
Stores	195
Parking bays	4 495

The Glen

Southern suburbs, Johannesburg
A premium shopping destination in the south of Johannesburg.



Total GLA	78 374m²
Effective ownership	75.16%
Annual foot count	10.1m
Stores	169
Parking bays	2 847

Woodlands

Eastern suburbs, Pretoria
Positioned between eight exclusive residential estates in the east of Pretoria.



Total GLA	73 144m²
Effective ownership	50%
Annual foot count	7.9m
Stores	144
Parking bays	3 147

Hyde Park Corner

Hyde Park, Johannesburg
The destination of choice for discerning shoppers in Johannesburg.



Total GLA[1]	38 110m²
Effective ownership	100%
Annual foot count	3.5m
Stores	107
Parking bays	1 279

[1] *Total GLA includes retail and office space.*

The Group owns **five retail centres** in major cities of Croatia, Bulgaria and North Macedonia.

EE

City Center one East

Zagreb, Croatia
The only large retail centre in the eastern part of Zagreb.



Total GLA	47 260m²
Effective ownership	100%
Annual foot count	6.3m
Stores	137
Parking bays	2 120

City Center one West

Zagreb, Croatia
The first classic retail centre in Croatia, and has since expanded significantly.



Total GLA	42 279m²
Effective ownership	100%
Annual foot count	5.8m
Stores	161
Parking bays	1 987

The Mall

Sofia, Bulgaria
A dominant shopping centre in Sofia and one of Bulgaria's top three retail centres.



Total GLA	61 611m²
Effective ownership	100%
Annual foot count	7.4m
Stores	210
Parking bays	1 800

Galleria Burgas

Burgas, Bulgaria
The centre, acquired in July 2026, is situated in a major industrial and tourist hub and the first green certified retail centre in Bulgaria.



Total GLA	36 600m²
Effective ownership	100%
Annual foot count	5.5m
Stores	106
Parking bays	1 200

Skopje City Mall

Skopje, North Macedonia
A modern, multilevel centre, located in an affluent neighbourhood approximately 3km west of the Skopje city centre.



Total GLA	36 819m²
Effective ownership	100%
Annual foot count	7.5m
Stores	122
Parking bays	919

2026 highlights

Headlines

Focused strategy execution yields strong returns

- Total dividend for FY2026 up 14.4% to 351.9 cents per share
- Distributable income grew 13.7% to R1.72 billion
- Distributable income per share ("DIPS") increased 11.7% – in line with the upper end of guidance
- Cash generated from operations of R2.95 billion

Strategic investments and repositioning initiatives propel retail centres' market share gains

SA portfolio

- Tenants' turnover increased 4.9% to R29.8 billion
- Trading density up 5.5%
- Average monthly foot count was 7.3 million
- Retail overall reversion rate improves further to positive 8.7%
- Launched the first Walmart store in Africa at Clearwater Mall

EE portfolio

- Tenants' turnover increased 4.2% to €659 million
- Trading density grew 3.9%
- Retail vacancies remain low at 0.1%
- City Center one East launched the first Sephora store in Croatia

Robust financial position enables future growth opportunities

- LTV ratio improved to 28.5% from 33.6% in FY2025
- Strong liquidity position with R1.7 billion of cash and R2.1 billion in available bank facilities
- EE portfolio LTV reduced to 37.8% following €18 million reduction in Euro borrowings
- R400 million new capital raised during the year and R739 million post year end
- Average cost of borrowings reduced to 8.5% in ZAR and 3.9% in EUR

Prudent capital allocation and asset recycling support sustainable value creation

- Sold a 50% undivided share in Woodlands Boulevard for R825 million
- Implemented the Galleria Burgas acquisition in July 2026, expanding the Group's footprint in Bulgaria
- Somerset Mall Phase 2 – retail and new food court expansion completed in November 2025 and August 2026, respectively
- Completed solar photovoltaic (PV) installations at The Glen, Hyde Park Corner (including battery energy storage system) and CapeGate

New ESG strategy streamlines initiatives and focuses on positive impact

- Adopted a Group-wide ESG strategy to align various initiatives
- Solar-PV capacity increased to 22 921 kWp in FY2026 from 18 773 kWp in FY2025
- Water-saving training and monitoring programme across the SA portfolio reduced average daily water consumption by 16%
- Seven of the nine retail centres in SA achieved net-zero waste (NZW) certification



Skopje City Mall
Skopje, North Macedonia

Our value creation context

Chairman's review

Hyprop entered the year in a strong financial and operational position, underpinned by a clear strategy, robust corporate governance and a proven track record. With a healthy balance sheet and an experienced and skilled management team, we are confident in our ability to navigate the complex economic landscape in which we operate.

Over the past year, we made good progress against our priorities and this confidence was translated into action, Hyprop continues to seek growth opportunities in an evolving retail sector, advancing our diversification strategy and leveraging our expertise to deliver superior risk-adjusted total returns. We are accelerating expansion in our preferred regions – Western Cape in SA and EE – while unlocking further value from our existing assets. Through this proactive and prudent approach, we can ensure that our stakeholders continue to benefit from long-term value creation.



Spiro Noussis,
Chairman

Reflecting on the year

Our SA portfolio

SA's economy is recovering slowly, with real GDP growth supported by improved energy supply and sector-specific gains in mining and manufacturing. While gross domestic product growth per capita has yet to keep pace with population growth, the recovery trend points to further improvement ahead. Within this environment, the SA REITs have outperformed the FTSE/JSE All Share Index and the FTSE/JSE All Bond Index. However, the broader operating context remains complex. While improved electricity availability and greater macroeconomic stability provided support, municipal infrastructure constraints – particularly relating to water, roads and service delivery – continued to place pressure on operational resilience and costs. Against this backdrop, the Group continued to invest in backup infrastructure, water security, solar capacity and energy management initiatives to protect continuity of trade and reduce long-term exposure to rising utility costs.

During the year, we sold a 50% undivided share in Woodlands Boulevard. The transaction achieved three strategic objectives: diversify our concentration risk, recycling capital to re-invest in new and organic growth opportunities, and retaining a majority share in the retail centre to participate in future upside as the surrounding catchment area densifies. In December 2025, the Group raised R400 million of equity and, in July 2026, an additional R739 million to support our organic growth pipeline, potential acquisitions and capital projects.

Tenants' turnover increased by 4.9% and trading density by 5.5%, reflecting the underlying quality of our assets, the strength of our locations, and management's continued focus on retaining relevant tenants and creating positive shopper experiences. Average foot count and spend per head increased by 1.8% and 3%, respectively; retail vacancies decreased from 4.2% to 3.3%, and we achieved positive rent reversions of 8.7%.

Refer to page 53 of the executive directors' review for more details on **the performance of our SA portfolio.**

Our EE portfolio

Demand for prime retail space remained robust in EE, with dominant shopping centres anchored by strong international brands, food offerings and entertainment continuing to show high occupancy. Increased spend per head, up 3.8%, indicated a stronger shopper profile and growth in basket size, despite foot count remaining flat year on year.

Our centres continue to demonstrate resilience and growth, driven by good in-country trading, active asset management and our ongoing investment in tenant installations and centre improvements. Tenants' turnover increased by 4.2%, while trading density rose by 3.9%. Demand for space remains exceptionally high, as evidenced by a 0.1% vacancy rate. We believe this reinforces our centres' reputations as the preferred retail destinations in their cities, and the portfolio remains an important source of geographic diversification and long-term growth.

Given the upward trajectory and encouraging performance of our centres in EE, we continue to invest in new and/or organic opportunities, such as the expansion project at City Center one East. Similarly, after year end, the Group acquired Galleria Burgas, a strategic acquisition that aligns with our growth and diversification strategy and further strengthens our presence in Bulgaria – a market we already know well and augments the quality of our EE portfolio.

Refer to page 59 of the executive directors' review for more details on **the performance of our EE portfolio.**

Chairman's review continued

Investing for long-term resilience

In FY2026, we focused on ensuring the Group leveraged its position responsibly and with discipline. With an improved balance sheet, a settled executive team and better access to capital, the Board supported management in making considered capital allocation decisions that position the business for sustainable long-term growth.

This required a careful balance between investing for future relevance and maintaining financial discipline. We assessed acquisition opportunities, asset recycling, refurbishments, extensions and infrastructure investments through the lens of long-term stakeholder value rather than short-term earnings enhancement. In doing so, we sought to ensure that capital was deployed into assets and initiatives that will continue to strengthen the Group's resilience, competitiveness and growth prospects.

Investing in technology, including artificial intelligence (AI), is becoming increasingly critical for building long-term organisational resilience and shaping the future of work. Adopting these tools strengthens our operational efficiency, deepens insight and strengthens the Group's data capabilities. At the same time, we are mindful of the broader societal implications of technological change and its potential impact on employment, consumers and retail demand.

Creating value responsibly

Good corporate citizenship is embedded in the way the Board considers the Group's responsibilities to shareholders, tenants, shoppers, employees, communities and the broader environment. The Board is satisfied that the Group has a strong ethical culture and that management continues to promote the values and conduct expected of a responsible business.

Our approach is practical and outcomes-focused. Sustainability priorities must be implemented in a way that recognises the realities of our operating environment and delivers benefits without creating an unnecessary burden for stakeholders. The Board therefore supports a strategy that connects ESG objectives with asset resilience, operational continuity, cost management and community relevance.

The Group's new ESG strategy will strengthen this approach by providing clearer direction, accountability and oversight. The Board will continue to monitor implementation and ensure that the Group's sustainability ambitions are aligned with its strategic priorities and stakeholder expectations.

Governance that supports sustainable growth

Governance remained a key enabler of the Group's strategy during the year. The Board's role was to provide constructive oversight, support management where appropriate and ensure that decisions were made with discipline, careful consideration and a clear understanding of long-term impact.

The Board spent considerable time on capital allocation, balance sheet management, the timing and use of capital raised, and the prioritisation of investment opportunities. This oversight was particularly important in a period when the Group had more opportunities available to it than in recent years. Our focus was to ensure that growth decisions remained selective, responsible and aligned with the Group's strategy.

Regulatory developments, including amendments to the Companies Act and the anticipated implementation of King V, also received attention. The Board recognises that evolving regulatory expectations require appropriate governance structures, skills and capacity. Changes to the Board and its committees during the year maintained valuable knowledge and expertise, ensuring ongoing, effective oversight across the Audit and Risk Committee and Investment Committee.

The Board remains satisfied that it has the appropriate balance of skills, experience, independence and diversity to discharge its responsibilities effectively. Succession planning for the executive team and non-executive directors has been a key focus, and the Board is well positioned to manage leadership continuity and committee responsibilities.

Kevin Ellerine resigned as a non-executive director on 14 May 2026, followed by Reeza Isaacs's resignation effective 1 July 2026. On 17 June 2026, the Board appointed Lucas Ndala and Martin Oberholster as independent non-executive directors, maintaining continuity and complementing the Board's mix of experience and capabilities. Upon their appointment, Lucas joined the Audit and Risk Committee, while Martin joined the Investment Committee.

Chairman's review continued

Looking ahead

We remain optimistic about the Group's prospects. While our operating environment is likely to remain uncertain – shaped by geopolitical developments, volatile inflation and interest rates, infrastructure pressures and changing consumer behaviour – we are confident in the quality and relevance of our assets.

South Africa's medium-term outlook is improving, supported by structural reforms in energy and logistics, which are creating a more stable environment for investment. EE offers attractive risk-adjusted returns, supported by sound macroeconomic conditions, rising wages and investment. Bulgaria's adoption of the Euro will further position the country for continued growth.

We are confident in the outlook for our SA and EE portfolios. This is underpinned by dominant assets, resilient tenant and shopper bases and strong organic growth opportunities, including the Somerset Mall Phase 3 expansion and the extension at City Center one East, both of which will be earnings and value-enhancing. We are also actively pursuing new acquisitions that meet our investment criteria and support our long-term growth strategy.

Our priority is not to maximise short-term results, but to make decisions today that build a stronger business, positioning the Group to outperform over time and continue delivering value through changing market cycles. This means continuing to invest in the Group's sustainability, with the Board supporting management in identifying the right opportunities, recycling capital where appropriate, and backing the assets and initiatives that generate long-term value for stakeholders.

The Board approved dividends totalling 351.9 cents per share for FY2026, representing a 14.4% increase from FY2025 and equal to an 82.5% payout ratio of distributable income from the SA and EE portfolios. This includes a final dividend of 232.1 cents and an antecedent dividend of 0.8 cents, alongside the interim dividend of 117.0 cents and an interim antecedent dividend of 2.0 cents per share. This increase reflects continued progress against our strategic priorities, including a stronger balance sheet, repositioning initiatives and improved trading performance across our centres.

The balance of distributable income will be retained to manage borrowings and fund capital expenditure projects in the normal course. The Board anticipates a 7% to 9% increase in DIPS from FY2026 to FY2027, based on forward-looking assumptions detailed in our FY2026 Summarised Consolidated Audited Results. Any changes will be communicated before the publication of the FY2027 results.

Read more about **our outlook and prospects** in our FY2026 Summarised Consolidated Audited Results FY2026.

Appreciation

On behalf of the Board, I would like to thank the executive team and our HYperformers for their commitment, focus and discipline during the year. Their efforts enabled the Group to make the most of a more constructive environment while continuing to navigate significant operational and macroeconomic challenges.

I also thank my fellow Board members for their guidance and contribution. We acknowledge the contribution of the non-executives , Kevin Ellerine and Reeza Isaacs, who stepped down, and welcome the new directors who have joined the Board. Their skills and experience are essential as the Group enters its next phase of growth.

Finally, I extend my appreciation to our stakeholders for their continued support. We look forward to working together as we build a more resilient and sustainable business for the years ahead.

Spiro Noussis
Chairman

Our investment case

A compelling investment opportunity

Hyprop offers an attractive investment case, supported by our high-quality retail portfolios in SA and EE, located in areas with resilient shopper profiles.



Specialised – as a specialist retail REIT, Hyprop provides shareholders access to high-quality dominant retail portfolios in SA and EE, an asset class largely inaccessible through direct investment. Our portfolios continue to show resilience with consistently improving tenants' turnover, trading density, foot count and spend per head, and vacancy rates.



Diversified – our geographic footprint provides exposure to different consumer markets, currencies and economic cycles, reducing concentration risk and unlocking growth. The Group provides exposure to Gauteng, SA's economic hub, and the favourable economic environment in the Western Cape, while our EE investments offer opportunities to earn superior, hard-currency, risk-adjusted returns in a more stable, higher-growth environment.



Financial strength and discipline – the Group's strong financial position and balance sheet are a result of disciplined financial management over the last five years, with a loan-to-value ratio of 28.5%, an ICR of 3.1 times, and R3.8 billion in available cash and undrawn facilities at 30 June 2026. Strategic debt reduction and refinancing initiatives have created headroom, positioning Hyprop to capitalise on future growth opportunities.



Strong governance and leadership – our culture of integrity, responsibility and disciplined execution is underpinned by a strong and experienced Board and management team. Our robust governance framework supports sustainable, long-term value creation for all stakeholders.



Environmental stewardship – our commitment to environmental sustainability strengthens the long-term resilience of our retail centres and improves operating efficiency. Our ongoing investments in solar-PV projects and resource efficiency drive measurable environmental outcomes and cost savings.



Social Impact – through the Hyprop Foundation and centre-based projects, we create value beyond our retail centres by investing in the communities we serve. We support multiple initiatives, focusing on education and skills development and community upliftment.



Superior long-term returns – our management team has a proven track record of delivering consistent growth, focusing on total shareholder return. Our dividend policy balances cash returns for shareholders with maintaining a strong balance sheet, and it has steadily increased over the last few years to an 82.5% pay-out ratio. Our total return since July 2021 reflects our focus on compounding growth for investors.

You can read more about our outlook in our **Chairman's review** on page 16 and our performance in the **executive directors' review** on page 51.

Cultivating unique experiences and retail excellence

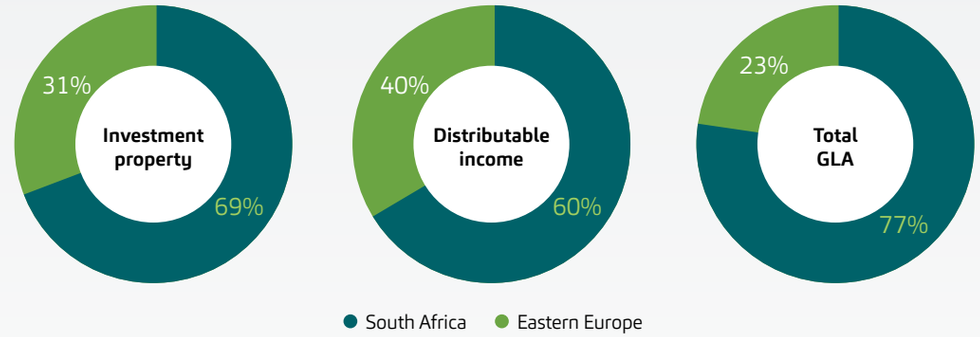
In a world marked by disconnection, digital fatigue and sameness, Hyprop creates modern villages where people can connect and have authentic, meaningful experiences.

Our Golden Thread is Hyprop's blueprint for achieving retail excellence. It connects our distinctive centres with our communities and links tenants and shoppers to suppliers, investors, lenders and other stakeholders. This interconnectedness shapes a shared daily experience for everyone who lives, works and shops within our communities.

Our centres integrate three principles to offer stakeholders a unique experience:

- We pioneer conscious retail to ensure we design centres for people, planet and profit to leave a positive impact on the world around us
- Our centres create exceptional experiences across all customer touchpoints to excite and inspire our tenants and shoppers
- Our commitment to creating spaces that are authentic to their locations

Contribution to the Group



SA portfolio

We continue to see the benefits of our repositioning strategy, with growth in the operational and financial performance of our SA portfolio exceeding inflation.

FY2026 operating performance

Tenants' turnover increased	Trading density up
4.9%	5.5%
Retail vacancies reduced from 4.2% to	**Completed Phase 2 expansion at Somerset Mall**
3.3%	5 500m²

EE portfolio

The EE portfolio continues to demonstrate resilience and deliver improved operational performance, as reflected by stronger key trading metrics and financial results.

FY2026 operating performance

Tenants' turnover increased	Trading density up	Retail vacancies remained low
4.2%	3.9%	0.1%

City Center one East and City Center one West secured extension rights

Read more **about Hyprop's retail centres** from page 9 to page 11 and **our performance** on page 47.

Environmental and social stewardship

Hyprop recognises the importance of ESG and its impact on the Group's sustainability. Given the ongoing infrastructure challenges in SA, companies are seeking alternative solutions to ensure energy and water security – which is where Hyprop focuses its environmental efforts. The Group has an extensive waste management programme that has consistently improved our efforts in SA, as well as CSI initiatives that impact our communities in a meaningful way.

	2026	2025	Variance (%)
Energy consumption including grid, generator and solar-PV	183.7 million kWh	178.2 million kWh	↑ 3.0%
Solar capacity	27 912kWp	18 773kWp	↑ 48.7%
Water consumption	647 003kl	698 238kl	↓ 7.0%
Waste recycling by weight	5 305t	4 789t	↑ 10.8%

Resource consumption (SA)

Hyprop aims to uplift the communities in which we operate. The Hyprop Foundation co-ordinates the Group's corporate social investment (CSI) initiatives to support education and skills development, community upliftment and enterprise development.

Hyprop Foundation
+
The Group
+
SA portfolio
+
EE portfolio

FY2026 CSI initiatives TOTAL CONTRIBUTION

R15.3 million

Find out more in our **ESG report** on page 74.

Our operating environment



Our operating environment presents complex web of risks and opportunities arising from, inter alia, geopolitical volatility, demographic and regional divergence, evolving retail fundamentals and trends, infrastructure fragility and climate change as well as changing funding and capital market conditions. We highlight below the impact of these events on the Group and our strategic responses.

Navigating geopolitical volatility

The global environment remains shaped by trade tensions and policy uncertainty, as well as the ongoing uncertainty around the economic impact of the conflict in the Middle East. While Hyprop's operations in SA and EE are not directly exposed to these events, global volatility could influence capital markets, investor sentiment and economic conditions in the regions where we operate.

South African consumers also remain under pressure due to slow income growth, high unemployment, the rising cost of living and global uncertainty[1] – all of which impact their discretionary income.

The performance of EE assets offered regional stability, though global trade frictions and currency fluctuations require disciplined capital management, prudent debt hedging and conservative balance sheet management across the portfolio.

Our strategic response

1. Maintained average cost of borrowings at 8.5% in Rand and 3.9% in Euro, supported by proactive interest rate hedging
2. Raised R1.1 billion of new equity and R580 million through the equity and debt capital markets
3. Lowered the Group's LTV ratio to 28.5% and improved the interest cover ratio to 3.1 times, enhancing financial flexibility and expanding balance sheet headroom
4. Recycled capital from the sale of a 50% undivided share in Woodlands towards favourable risk-adjusted, earnings-enhancing opportunities in EE and the Western Cape
5. Pursued new and organic growth opportunities, as well as continued diversification of asset exposure across regions and countries

Affected stakeholders

- Tenants
- Shoppers
- Funders and investors
- Associations, compliance and regulatory bodies

Strategic priorities

- Review the portfolios annually to ensure we retain the right properties and/or recycle capital where appropriate
- Ensure our balance sheet is robust

Associated risks

- Capital availability
- Interest rates
- Inflation
- Exchange rates

[1] https://bmr.co.za/2026/07/30/retail-sales-outlook-2026/
[2] *SARB*
[3] *Trading economics, European Central Bank*



Demographic shifts and regional divergence

In South Africa, semigration to the Western Cape sustains coastal retail footfall, while persistent cost-of-living pressures spur reverse-semigration to Gauteng. Gauteng retains the largest employment and rental market, whereas the Western Cape benefits from superior infrastructure, governance and lifestyle appeal. Beneath these regional shifts, structural demographic trends continue to support retail demand: ongoing urbanisation, younger households renting for longer, and sustained demand around transit-linked and mixed-use nodes.

These dynamics emphasise the need for a geographically diversified, quality portfolio, with dominant, well-located retail centres continuing to outperform secondary assets across regions.

For the Group, this reinforces the value of a diversified portfolio across South Africa's two main economic hubs, Gauteng and the Western Cape, and in EE, reducing reliance on the demographic trajectory of any single region. Hyprop's ongoing repositioning strategy focuses on retaining and strengthening our dominant assets across our footprint.

Our strategic response

1. Expanded presence in the Western Cape and EE, while strategically optimising Gauteng assets to maximise sustainable, long-term value
2. Maintained a SA portfolio of nine prime retail centres, split across the Western Cape (four) and Gauteng (five)
3. Sold a 50% undivided share in Woodlands, reducing the Group's exposure in Gauteng while recycling capital into other strategic opportunities
4. Acquired Galleria Burgas in Bulgaria, aligning with the Group's strategy to increase its exposure to Eastern Europe
5. Investigated the acquisition of the minority undivided shares in Canal Walk and The Glen

Affected stakeholders

- Tenants
- Shoppers
- Funders and investors

Strategic priorities

- Drive new and organic growth opportunities in our preferred geographies
- Ongoing repositioning of the SA and EE portfolios to maintain their dominance and retain and grow market share

Associated risks

- Property concentration
- Property valuation
- Property return
- Changing nature of shopping centres



Evolving retail property fundamentals

High retailer demand for space in leading, high-footfall centres supported lower vacancy rates, positive rental reversions and ongoing retail consolidation. Retailers are closing secondary underperforming stores and favouring larger, strategically located assets with established consumer markets to secure reliable trading volumes. Within this landscape, dominant regional and super-regional malls with a balanced tenant mix serve as experiential community hubs, attracting shoppers who seek elevated retail experiences.

Simultaneously, retail property dynamics are shifting. As tenants increasingly demand shorter leases, centres must focus on active asset management, with the appropriate mix of retailers, while preserving asset relevance requires ongoing agility and capital investment. Store closures continued across the wider market, but our portfolio maintained high tenant retention and had very limited exposure to closures.

Our strategic response

1. Continuously repositioning SA and EE portfolios to stay ahead of evolving market needs
2. Ongoing active asset management and sustained investment in refurbishments, extensions and infrastructure
3. Implemented strategic tenant upgrades, or new store installations such as opening the first Walmart store in Africa at Clearwater Mall, opening Checkers FreshX at Hyde Park Corner, expanding the retail line-up at Somerset Mall, and commencing the planning of the Inditex expansion project at Skopje City Mall
4. Consistently cultivating unique experiences and retail excellence at our centres to maintain their relevance and drive consumer traffic
5. Improved retail vacancy rate, driven by our successful repositioning and rightsizing initiatives
6. Maintained a strong weighted average rent reversion rate

Affected stakeholders

- Tenants
- Shoppers
- Funders and investors

Strategic priorities

- Drive new and organic growth opportunities in our preferred geographies
- Ongoing repositioning of the SA and EE portfolios to maintain their dominance and retain and grow market share
- Review the portfolios annually to ensure we retain the right properties and/or recycle capital where appropriate

Associated risks

- Online shopping
- Property valuation
- Investment availability
- Property return
- Changing nature of shopping centres and anchor tenants
- Expanding major retail groups



Infrastructure fragility and climate resilience

Accelerating climate change, marked by extreme heat events, flooding and unpredictable rainfall patterns, is compounding the strain on municipal infrastructure across key property markets. Gauteng remains an important territory for property owners, with rapid population growth continuing to pressure provincial and municipal infrastructure. Water availability and distribution risks are also becoming more pronounced in the Western Cape. Property owners are increasingly prioritising investment in water resilience and energy-efficiency initiatives, with energy investment now focused less on backup systems and more on reducing operating costs and improving long-term cost efficiency.

Our strategic response

1. Completed solar-PV projects at The Glen and CapeGate, and solar-PV and battery storage at Hyde Park Corner
2. Safeguarded retail operations against municipal disruptions by installing potable water storage tanks, actively monitoring consumption and providing comprehensive training on responsible use
3. Introduced climate resilience as the fourth pillar of our Group environmental strategy for FY2027
4. Seven of our nine SA centres have achieved net-zero waste (NZW) status

Affected stakeholders

- Tenants
- Funders and investors
- Environmental and social partners

Strategic priorities

- Implement sustainable solutions to reduce the impact of the infrastructure challenges we face in South Africa

Associated risks

- Critical infrastructure failure
- Energy supply crisis
- Water crisis
- Property administered costs

Read more about **our environmental strategy** on page 78.



Improved funding and capital market conditions

FY2026 delivered a more favourable financing landscape for REITs, marked by easing credit conditions compared with recent years. South African interest rates moved through a mixed but broadly favourable path, with the South African Reserve Bank cutting the repo rate in late 2025 before a partial reversal to 7.0% by mid-2026 amid renewed inflation and geopolitical pressure. Even so, the 10-year government bond yield fell to its lowest level since 2018, and as global inflation eased and domestic interest rates expectations stabilised, debt spreads narrowed.

Capital markets remained supportive of well-managed property companies with strong balance sheets, which leveraged healthy liquidity in the primary bond market to refinance maturing facilities at more favourable margins – thereby reducing their overall average borrowing costs. Refinancing activity, disciplined capital management and balance sheet optimisation remained important considerations across the sector.

Our strategic response

1. Raised R1.1 billion in new equity demonstrating strong equity market access and investor confidence
2. Raised R580 million via the debt capital market to improve and provide funding for new and organic growth opportunities and capital projects
3. Remained discerning and focused on long-term outcomes and resilience, rather than short-term wins
4. Improved the ICR, reinforcing cash flow resilience in a shifting interest rate environment
5. Maintained a prudent hedging framework with 80% of interest rate exposure hedged, shielding the fund from rate fluctuations and securing predictable debt servicing costs
6. Increased unencumbered property assets to R9.4 billion

Affected stakeholders

- Funders and investors

Strategic priorities

- Drive new and organic growth opportunities in our preferred geographies
- Ensure our balance sheet is robust

Associated risks

- Capital availability
- Investment availability
- Interest rates
- Favourable funding environment

Read more about **our financial performance** on page 52.

Our stakeholders

Our stakeholders are integral to delivering on our purpose – to create spaces and connect people. Hyprop recognises that our stakeholders' actions can significantly influence the Group's ability to create value over time, so we maintain ongoing, two-way engagement to understand their expectations and continue to strengthen these relationships, to support our long-term success.

Our key stakeholders

We identified the key stakeholder groups below based on their level of influence on us and our impact on them, and facilitated meaningful engagements to stay informed about their genuine needs and interests. This allows us to make more informed strategic decisions and to deliver sustainable value for all our stakeholders.

- Tenants
- Shoppers
- Funders and investors
- Employees
- Suppliers and service providers
- Communities and social partners
- Associations, compliance and regulatory bodies
- Environmental partners

Our approach to stakeholder management

Building lasting relationships
Our approach to stakeholder engagement is underpinned by our commitment to building lasting relationships that support Hyprop's purpose.

Engage proactively
By proactively and meaningfully engaging with our stakeholders, we build and sustain the relationships that drive long-term value creation across the Group.

Monitor engagements
We monitor these engagements and continuously enhance the quality thereof to ensure mutually beneficial results.



Chief Executive Officer (CEO)
ensures the Group's commitment to effective stakeholder management

Executive management
is responsible for stakeholder engagement strategies and reports to the Board

Management
implements the stakeholder engagement process

The Board
is ultimately responsible for the governance of stakeholder relationships and receives regular updates on key stakeholder interactions

Board committees
receive and review stakeholder reports within their mandates



SA portfolio

Centres 9
Tenants 1 605

EE portfolio*

Centres 4
Tenants 630

** Excludes Galleria Burgas as the acquisition was implemented after year end*

Tenants

Relationship status GOOD

Why we engage

Hyprop's core business is owning, managing and redeveloping retail centres. Our tenants are the primary source of our income, so keeping our spaces occupied is central to our success. Building strong, collaborative relationships with tenants helps them grow their business, which in turn, supports our rental income and long-term growth.

How we engage

- Meetings with the CEO, portfolio executives, property management teams and regional leasing managers
- Letters from the CEO and general managers
- Quarterly updates
- Optimising tenant mix to support their trading performance
- Marketing projects, engagements and events

Their needs and expectations

- Attracting and retaining shoppers and increasing foot traffic
- Reliable utilities, security and emergency preparedness, and operational support
- Having quality retail centres that are environmentally friendly
- Transparent, timely communication and responsiveness to issues
- Managing the cost of occupancy
- Fair lease terms and collaborative property owner relationships
- Monitoring and adapting to global retail trends

How we respond

- Repositioning strategies for the SA and the EE portfolios
- Implement strategies to bolster the sustainability of our retail centres, including water, energy and waste management initiatives – which also reduce tenants' cost of occupancy
- Spent R558 million in SA and €3.1 million in EE on refurbishments and extensions, new tenants' incentives, new equipment and sustainable solutions
- Collaborate with tenants to explore cost efficiencies
- Continue to enhance our physical spaces to maintain the right tenant mix

Relevant capitals

FC MC IC SC NC

Related risks

- Energy supply
- Inflation
- Property administered costs
- Online shopping
- Changing nature of shopping centres and anchor tenants
- Expanding major retail groups



Shoppers

Relationship status GOOD

Why we engage

Our shoppers are at the heart of our success – their spend drives our tenants' turnover which, in turn, underpins the sustainability of our business. We therefore focus on delivering meaningful and memorable experiences that increase foot count and spend per visit and encourage shoppers to return.

How we engage

- Online engagement and digital information
- Surveys
- Marketing campaigns, events and on-site activations
- Social media and digital touchpoints

Their needs and expectations

- Easy access and convenient parking spaces
- Safe shopping environments, with visible security presence
- Diverse tenant mix and access to preferred brands
- Attractive and enjoyable shopping destinations
- Good customer service throughout the centre
- Clean facilities, family amenities and accessibility
- Environmentally responsible operations
- Centres that support local communities and social initiatives

How we respond

- Prioritise exceptional shopper experiences
- Create relevant and engaging spaces
- Invest in refurbishments and upgrades
- Curate and reposition tenant mix to reflect shopper demand
- Maintain high operational standards
- Invest in technology to improve operational efficiency
- Ensure our spaces are safe

Relevant capitals

FC MC IC SC NC

Related risks

- Operational disruptions due to the deterioration of municipal services and public infrastructure
- Cybersecurity/AI
- Safety and security
- Inflation
- Changing nature of shopping centres and anchor tenants
- Online shopping

Funders and investors

Relationship status GOOD

Why we engage

We engage proactively with investors and funders to better understand their expectations, build confidence in the Group's strategy and governance, and secure ongoing access to capital to support expansions, upgrades, environmental projects and sustainable, long-term growth.

How we engage

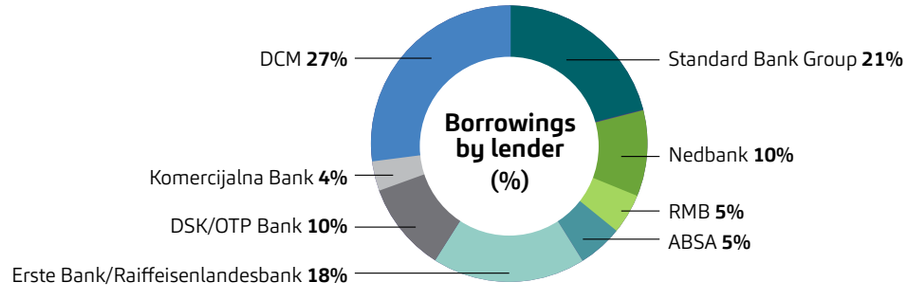
- Annual general meeting
- Results presentations and investor roadshows with equity and debt investors
- SENS announcements
- Site visits
- Regular meetings with debt investors and lenders
- Investor relations programme
- Interim and annual financial and non-financial reporting, including ESG disclosures
- Ongoing engagement with rating agencies

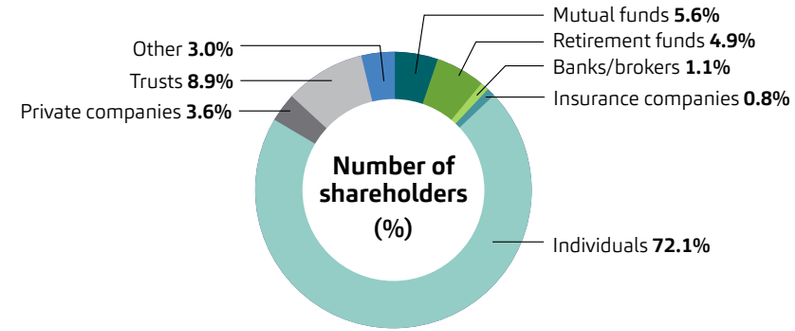
Their needs and expectations

- Sustainable, consistent and predictable total returns
- Clear strategy and capital allocation framework
- Strong operational performance
- Responsible ESG practices
- Conservative balance sheet and debt management
- Strong governance practices that extend beyond compliance
- Compliance with bank covenants
- Clear, timely, transparent and balanced reporting
- Regular engagements

How we respond

- Enhance the quality of portfolios
- Improve our operational and financial performance
- Maintain prudent capital allocation
- Respond to cyclical market conditions
- Maintain a clear dividend policy and regular dividend payments
- Integrate investor and funder feedback into decision-making
- Maintain LTV below 40%, as well as a strong ICR
- Diversify exposure to funders and optimise our debt maturity profile
- Strengthen governance and risk management practices
- Provide transparent and integrated reporting on financial and non-financial performance





Relevant capitals

FC MC IC SC

Related risks

- Capital availability
- Property concentration
- Property valuation
- Interest rates
- Investment availability
- Favourable funding environment

Employees

Relationship status GOOD

Why we engage

Our HYperformers are Hyprop's most valuable asset. An engaged and productive workforce is central to the Group's success, delivering operational excellence, supporting tenants and creating exceptional experiences for our shoppers.

How we engage

- Internal communications
- Training and development programmes
- Performance appraisals and regular one-on-one meetings
- Coffee@Hyprop (Group-wide virtual town hall)
- HYperformer awards and recognition programmes
- LYRA employee wellness programme
- Annual leadership conference
- Regular employee feedback

Their needs and expectations

- Fair and equitable remuneration practices
- Career growth and development opportunities
- Job security and organisational stability
- Inclusive and diverse workforce culture
- Safe and healthy working environment
- Employee wellbeing
- Effective leadership and communication
- Opportunities to contribute meaningfully to the Group's success

How we respond

- Create an aspirational and collaborative work environment that promotes engagement, productivity and innovation
- Maintain fair, competitive and performance-based remuneration practices
- Conduct regular skills assessments and succession planning to identify development needs, future leadership requirements and career paths
- Provide role-specific training, professional development and continuous learning opportunities
- Foster an inclusive, diverse and values-driven culture where employees feel respected, supported and empowered
- Encourage transparent, two-way communication through leadership engagement, virtual town halls, performance discussions and employee feedback channels
- Implement the Group's employment equity plan to support equitable representation, talent development and succession planning
- Support employee wellbeing through confidential psycho-social, legal and financial support, alongside health, safety and wellness initiatives for employees and their families
- Leverage employee feedback to inform people practices, leadership development and business improvement initiatives



EE 36 (FY2025: 44)

The decrease is due to outsourcing The Mall's maintenance team



SA 226 (FY2025: 272)

The decrease is due to outsourcing the property management team for Hyde Park Corner and the disposal of a 50% undivided share in Woodlands

Relevant capitals

FC IC HC

Related risks

- Succession
- Lack of skilled talent
- Increasing human capital needs and demands

Read about **our HYperformers** on page 87.

Suppliers and service providers

Relationship status GOOD

Why we engage

Strong relationships with our suppliers and service providers are critical to the efficient operation, maintenance and enhancement of our retail centres. We partner with suppliers and service providers who share our values and support our operational excellence and ESG priorities, helping us deliver value to our tenants, shoppers, investors and communities.

How we engage

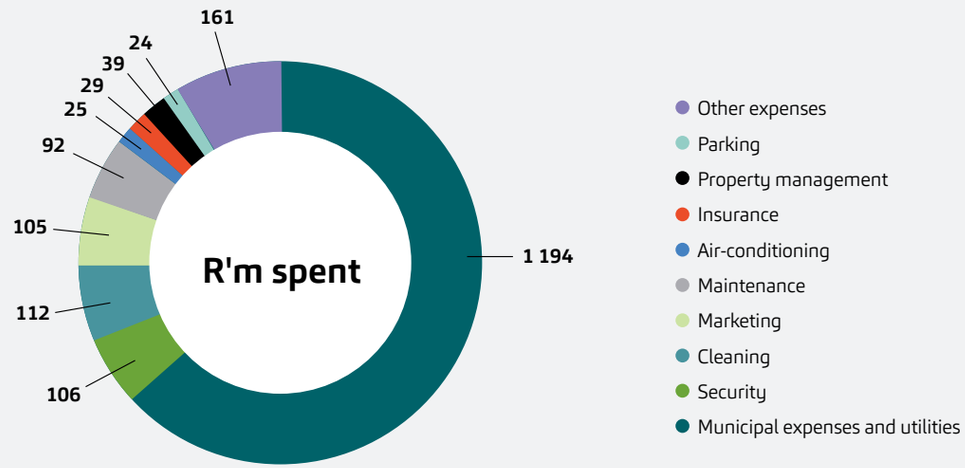
- Procurement, onboarding and due diligence processes
- Performance reviews
- Regular operational and management meetings
- Site inspections and audits
- Ongoing contract and relationship management
- Compliance monitoring
- Supplier Code of Conduct

Their needs and expectations

- Fair business practices and tender processes
- Sustainable, long-term and mutually beneficial relationships
- Clear and fair contractual terms
- Timely payments
- Sound social and regulatory practices
- Open communication and constructive feedback
- Safe working environments

How we respond

- Act in a fair and transparent manner
- Select partners who support operational excellence and the Group's strategic objectives
- Pay suppliers and service providers in accordance with agreed contractual terms
- Clearly communicate performance expectations, service levels and contractual requirements
- Regularly assess supplier performance and provide constructive feedback to drive continuous improvement
- Encourage supplier innovation and the adoption of sustainable and efficient business practices
- Build resilience within the supply chain through diversification of critical suppliers and proactive supplier relationship management
- Maintain open and transparent communication channels to address concerns, manage risks and identify opportunities for mutual value creation
- Follow the guidelines of our Supplier Code of Conduct
- Promote transformation objectives through responsible procurement, supplier development and B-BBEE enterprise development initiatives



Relevant capitals

FC SC

Related risks

- Critical infrastructure failure
- Inflation

Communities and social partners

Relationship status GOOD

Why we engage

In addition to creating modern villages where people can connect and have authentic and meaningful experiences, Hyprop aims to uplift the communities in the areas where we operate. Through the Hyprop Foundation, together with our centres in SA and EE, we create sustainable shared value through education and skills development, as well as community upliftment projects.

How we engage

- Creating spaces for people to connect
- Feedback received through centre management teams and community interactions
- Marketing campaigns
- CSI initiatives through the Hyprop Foundation and at centre level, including youth, skills and enterprise development programmes
- Partnerships with non-profit and community organisations
- Community events and activations

Their needs and expectations

- Spaces that are authentic, safe, inclusive, accessible and relevant to local communities
- Social and economic development opportunities, including support for local entrepreneurs and small businesses
- Sustainable and environmentally conscious business practices
- Job creation, skills development and investment in education and community upliftment
- Contribution to local economic growth

How we respond

- Create and maintain safe, clean, inclusive and well-managed retail environments that serve as community hubs
- Develop retail and experiential offerings that reflect the unique needs and preferences of local communities
- Integrate sustainability initiatives into our operations and shopper experience to support environmental stewardship
- Support local talent, artists and performers through cultural events, exhibitions, live performances and community activations
- Partner with local and small businesses and community organisations to promote inclusive economic participation
- Facilitate job creation through our operations, tenants and redevelopments
- Invest in youth development, education and skills development initiatives through the Hyprop Foundation and centre-based initiatives
- Support programmes that improve access to opportunities for historically disadvantaged and vulnerable groups
- Monitor the impact of our community investment initiatives to ensure they remain relevant, responsive and aligned to community needs

Relevant capitals

MC SC NC

Related risks

- Inflation
- Changing nature of shopping centres and anchor tenants

Read about **our CSI projects** on page 94.



Associations, compliance and regulatory bodies

Relationship status GOOD

Why we engage

As a JSE-listed REIT, we operate in a highly regulated environment where compliance is fundamental to maintaining our licence to operate. Proactive engagement with regulators and industry bodies enables us to remain abreast of regulatory developments, strengthen governance practices, effectively manage risk and maintain the trust and confidence of investors, funders, tenants, shoppers and other stakeholders.

How we engage

- Submission of all applicable statutory reports, returns and disclosures
- Dealing with regulatory compliance obligations and requests, and participating in industry specific engagements
- Participating in professional bodies, forums and industry organisations
- Ongoing engagement with external advisors and compliance specialists

Their needs and expectations

- Timely reporting and compliance with applicable legislation, regulations and listing requirements
- Ethical and responsible business conduct
- Strong corporate governance practices
- Transparent and accurate disclosures
- Effective risk management and internal controls
- Responsible environmental and social practices

How we respond

- Monitor emerging legislative and regulatory developments and proactively assess their impact on the Group
- Maintain and regularly review internal controls, risk management and governance processes to ensure prudent corporate conduct and compliance with applicable laws, regulations and industry standards
- Ensure timely, accurate and transparent submission of all statutory returns, regulatory submissions and disclosures
- Provide regular compliance, legal and governance reporting to executive management, Board committees and the Board
- Foster a culture of ethics, accountability and responsible corporate citizenship across the business
- Participate in industry bodies and forums to contribute to regulatory discussions, share best practices and remain informed of industry developments
- Promote fair, transparent and sustainable business practices across the Group and its value chain

South African Reserve Bank · Companies and Intellectual Property Commission, a member of the dti group · SAPOA South African Property Owners Association · Information Regulator (South Africa) · SAREIT Association · IASB · SARS · SACSC South African Council of Shopping Centres · JSE

Relevant capitals

FC MC IC SC NC

Related risks

- Regulatory and compliance
- Cybersecurity/AI

Environmental partners

Relationship status GOOD

Why we engage

Environmental partners play a crucial role in supporting our sustainability objectives, social licence to operate and ability to create shared value. Through these partnerships, we gain valuable insights into environmental priorities, strengthen our sustainability performance and contribute positively to communities and environments in which we operate.

How we engage

- Participation in sustainability surveys and benchmarking assessments
- Sustainability audits, reviews and disclosures
- Ongoing collaboration with environmental agencies

Their needs and expectations

- Responsible use and conservation of natural resources
- Sustainable and environmentally responsible operations and properties
- Transparent reporting on ESG performance
- Commitment to climate resilience and responsible business practices

How we respond

- Implement and monitor energy efficiency, water management, waste and recycling initiatives across SA and EE, underpinned by clear environmental performance targets
- Enhance shopping experience through sustainability-focused initiatives
- Engage with environmental partners to identify emerging risks, opportunities and stakeholder priorities
- Participate in sustainability benchmarking, assessments and audits and provide transparent reporting on sustainability performance, progress and impact

MSCI ESG RATINGS AAA

CDP DRIVING SUSTAINABLE ECONOMIES

FTSE4Good

environmental affairs
Department:
Environmental Affairs
REPUBLIC OF SOUTH AFRICA

GREEN BUILDING COUNCIL SOUTH AFRICA

Relevant capitals

SC NC

Related risks

- Water crisis
- Energy crisis

Read **our ESG report** on page 74.

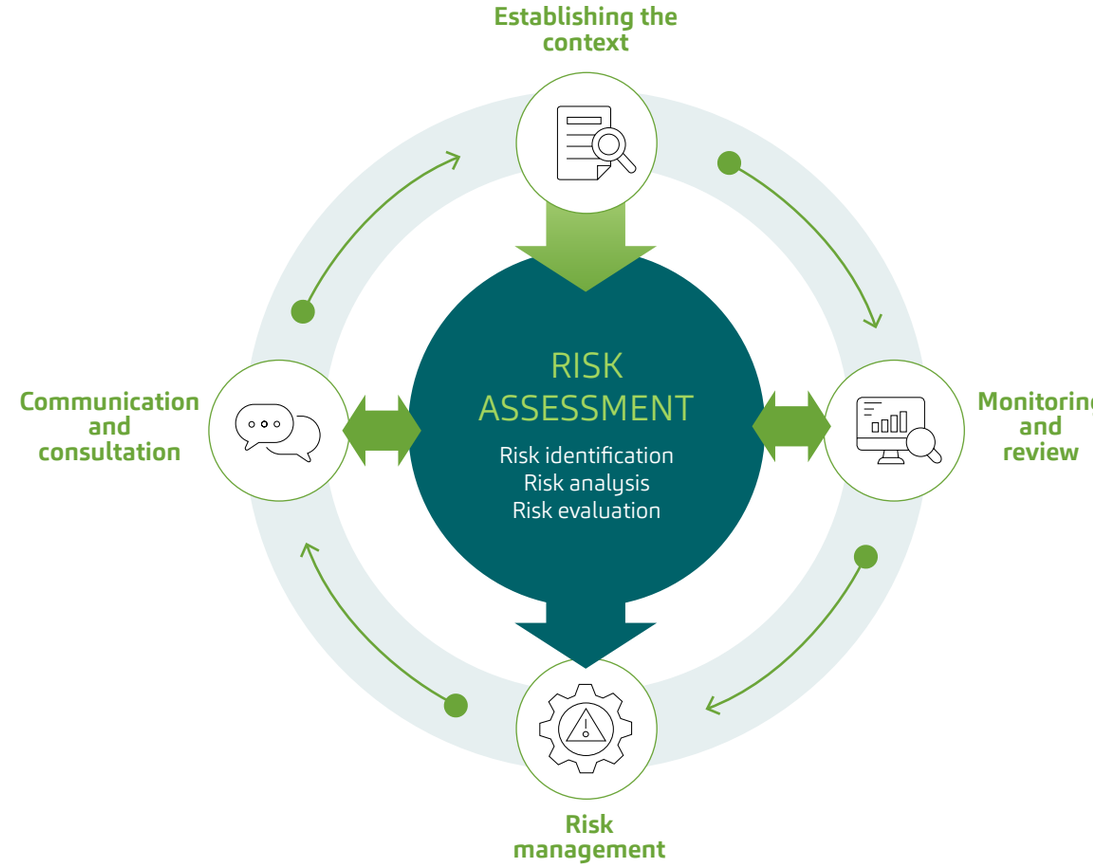
Our risks and opportunities

FY2026 started positively – global inflation was decreasing and reduced interest rates were likely, notwithstanding ongoing conflicts in Ukraine and the fallout from the USA's global trade war that started in 2025. The USA and Israel's declaration of war against Iran in February 2026, drove oil prices to four-year highs, with an increase in global risks and volatility, and the return of higher inflation and rising interest rates. Initial expectations that this conflict and its impact would be short-lived, have not materialised, and the global economic disruption has become protracted. These events demonstrate the global landscape's volatility and re-emphasise the need for sound risk management policies and processes.

Our risk management initiatives over the past few years have embedded a culture of proactive risk management into our day-to-day operations, including at individual centres, portfolios, corporate head office and the Board.

The exponential growth and global investment in developing AI systems will change how businesses operate in the future and the risks they face, including AI-driven cyber attacks and the misuse of AI systems by criminals. Identifying and anticipating emerging risks have become critical, and we continually evolve our risk management processes to be more forward-looking. We are focusing on developing and improving our combined assurance framework and processes to leverage our own and our business partners' expertise to manage and protect the Group in this volatile and rapidly changing environment.

We remain committed to proactively managing risks and pursuing opportunities to drive sustainable growth and value creation for our stakeholders. Our management team diligently evaluates material issues and risks that could affect the Group's strategic objectives. The following illustration summarises our risk management process.



The Board is responsible for overseeing risks and opportunities and delegates oversight of enterprise risk management (ERM) activities to the Audit and Risk Committee, in line with the approved framework, which is guided by the four-lines-of-defence model. This oversight includes thoroughly evaluating the ERM process – encompassing strategic, financial, operational, information technology (IT) and regulatory compliance risks – and the corresponding mitigation strategies.

The Group's executive management and the management teams of each retail centre, portfolio and business unit, monitor and implement risk management. Risks are reviewed at management committee meetings and portfolio risk committees conduct a top-down review twice a year to ensure we have comprehensive and robust risk identification and mitigation measures in place.

Board

- Assumes ultimate responsibility for risk governance
- Determines the Group's risk appetite and tolerance level
- Approves risk management-related policies

Audit and Risk Committee

- Monitors risk exposure to ensure that the nature and extent of significant risks are managed in line with our strategic objectives
- Oversees risk management processes, including the combined assurance framework, and monitors compliance with the risk management policy
- Receives periodic and independent assurance on the effectiveness of risk management to ensure compliance with governance requirements and standards
- Reviews procedures and controls to ensure the validity, accuracy and completeness of financial reporting and information

Executive management

- The Chief Risk Officer chairs portfolio risk committees for the Group's two operating portfolios and IT division
- Assumes responsibility and accountability for implementing a risk management system and the combined assurance framework
- Identifies, assesses, measures, monitors and reports risks relative to the Group, including emerging risks and opportunities
- Oversees the implementation of measures to mitigate identified portfolio and IT risks
- Reviews controls to safeguard assets and ensure the validity, accuracy and completeness of financial information

Divisional management

- Executes risk management at portfolio and business unit levels
- Monitors and discusses risks and mitigating actions during monthly management meetings
- Reports to portfolio risk committees bi-annually
- Identifies emerging operational risks and their potential impact on the Group
- Implements controls to safeguard assets and ensure the validity, accuracy and completeness of financial and operational information

Operational management

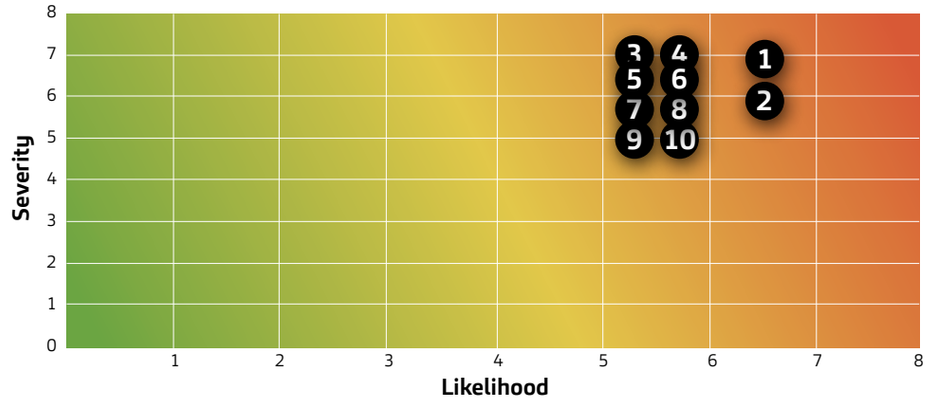
- Implements risk management policies and frameworks in daily operations
- Monitors and discusses risks and mitigating actions in monthly management meetings
- Escalates risks that exceed operational tolerance levels or that could impact strategic objectives
- Provides input into divisional reporting on emerging and operational risks
- Implements controls to safeguard assets and ensure the validity, accuracy and completeness of financial and operational information

Our top 10 risks for FY2026

The Group uses an independently administered risk management tool to determine its top 10 risks. Each portfolio, the IT division and corporate head office identify their own top 10 risks from a universe of risks specific to the REIT industry. Risks are evaluated by ranking the inherent and residual risk, after considering risk mitigation strategies, based on a standard scale that assesses likelihood of occurrence and potential severity. The Group's top 10 risks are extracted from the individual assessments, based on the highest overall inherent and residual risk ratings.

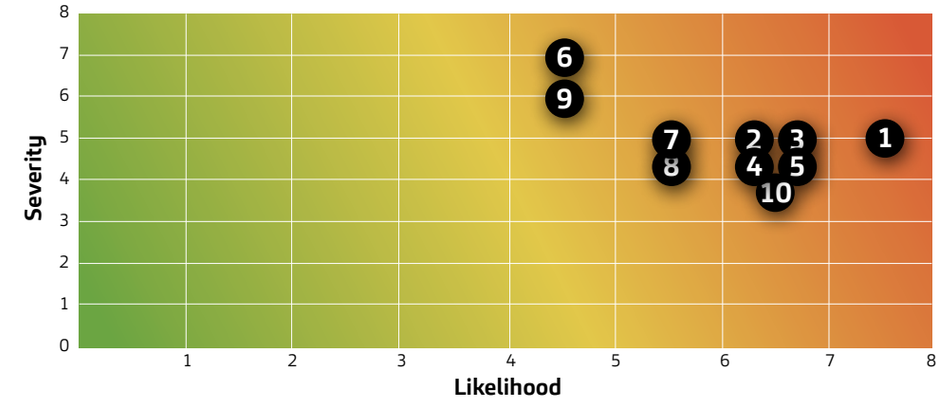
The heatmaps below show the Group's top 10 material risks, based on their inherent and residual risk ratings, identified through our risk management process.

Inherent risks



1 Energy supply crisis
2 Cybersecurity/AI
3 Capital availability
4 Property concentration
5 Cyber attacks on external infrastructure
6 Regulatory and compliance
7 Investment availability
8 Inflation
9 Property valuation
10 Lack of skilled talent

Residual risks



1 Water crises
2 Cybersecurity/AI
3 Investment availability
4 Inflation
5 Online shopping
6 Capital availability
7 Property concentration
8 Succession
9 Property valuation
10 Property administered cost

Our risk mitigation strategies and actions enabled us to reduce several risks. Based on their residual risk ratings, the following top 10 inherent risks are not in the top 10 residual risks:

- Energy supply crisis
- Cyber attacks on external infrastructure
- Regulatory and compliance
- Lack of skilled talent

Water crisis, online shopping, succession and property administered cost are in the top 10 residual risks based on their residual risk ratings.

The Group's top 10 risks, based on residual risk, remained the same as FY2025. Although no new risks were added to or removed from our top 10 in FY2026, risk rankings changed year on year.

Detailed analysis of the Group's top 10 residual risks in FY2026

1 Water crisis

FY2026 ranking	FY2025 ranking
1	2

Portfolio most affected



Key risk
The risk of a significant decline in the available quality and quantity of fresh water

The deteriorating financial condition of municipalities and their failure to deliver basic services, particularly outside the Western Cape, have elevated this risk

Business impact
- Harmful effects on human health
- Inability to supply tenants with an essential service, potentially leading to an inability to trade
- Potential closure of centres and loss of income due to rental remission requests
- No water in the event of a fire

Our key responses
- Water-saving initiatives
- Install three-day potable water storage tanks at all Gauteng centres, and three to five-day potable water storage tanks at Western Cape centres
- Fire water backup tanks installed at all SA retail centres
- Conduct training programmes for tenants, employees and service providers
- Monitor water usage to detect leaks

2 Cybersecurity/AI

FY2026 ranking	FY2025 ranking
2	4

Portfolio most affected



Key risk
Using AI to launch advanced and large-scale cyber attacks targeting IT infrastructure networks and systems as well as the business, potentially compromising critical systems and data

This risk continues to increase in line with the exponential development of AI systems globally

Business impact
- Failure or compromise of general IT infrastructure and communication systems, potentially causing widespread disruption to businesses
- AI-driven data breaches, resulting in loss of data and/or access to systems
- Fines relating to breach of privacy and personal information leaks
- Reputational damage
- Large-scale fraud

Our key responses
- Implement robust AI-driven cybersecurity measures
- Focus on security systems with behavioural analysis and automated remediation, and strengthen cybersecurity through proactive threat detection
- Leverage advanced security tools to monitor malicious AI activity to prevent breaches
- Benchmark IT security protocols and procedures using Microsoft Defender
- Implement industry standard IT security protocols, including two-factor authentication for remote desktop protocols, secure user principal names, firewalls and e-mail security measures
- Increase employee awareness through training

3 Investment availability risk

FY2026 ranking	FY2025 ranking
3	7

Portfolio most affected



Key risk
The risk of scarcity and competitive activity for quality investments or assets

This risk has increased as it constrains the Group's overall growth and development in all markets

Business impact
- Inability to grow the Group

Our key responses
- Apply the Board-approved capital allocation framework, favouring Western Cape or EE for expansion
- Review strategy annually, considering the limited availability of suitable assets for purchase
- Invest in complementary/adjacent property asset classes in mixed-use precincts
- Pursue organic growth and expansion opportunities, such as Somerset Mall Phase 2 completed in FY2026 and Phase 3 planned for FY2027, CapeGate and City Center one East planned extensions, securing additional bulk for Table Bay Mall to expand, and implementing The Glen's master plan redevelopment

Group SA EE

4 Inflation risk

FY2026 ranking	FY2025 ranking
4	6

Portfolio most affected



Key risk
The risk of an unmanageable increase in prices of goods and services

The war in Iran and its impact on global oil prices have increased the risk of higher inflation and interest rates. This will negatively impact economic growth in our key markets and put pressure on the profitability of property owners and tenants

Business impact
- Erosion of income and reduced property values
- Reduced shareholder returns
- Breach of LTV and ICR covenants
- Refer to property administered cost risk

Our key responses
- Monitor long-term trends and costs relative to budget and the prior year
- Conclude multi-year fixed price/escalation contracts where possible, particularly those related to security, cleaning, landscaping and energy supply
- Implement cost-reduction initiatives, for example:
  - Installing solar-PV plants and battery energy storage system (BESS) at our SA and EE centres
  - Implementing water and waste reduction initiatives
- Using technology to monitor building performance and improve operating efficiencies
- Replacing outdated, inefficient equipment to reduce operating costs
- Object to excessive increases in administered costs and overstated council property valuations
- Recharge costs to tenants to mitigate cost increases for the Group, while managing the negative impact on tenants' effort ratios and long-term rental income
- Align long-term employee incentives with reducing tenant costs and improving the Group's cost-to-income ratios
- Monitor cost recovery ratios and benchmark them against industry standards
- Focus on growing rental income and reducing rent reversions

5 Online shopping

FY2026 ranking	FY2025 ranking
5	5

Portfolio most affected



Key risk
The risk that online shopping negatively affects business performance

Business impact
- Reduced foot traffic and retail sales from our centres
- Online sales from our centres are not included in tenants' turnovers for calculating turnover rentals
- Disruption to shoppers from online picking and delivery teams

Our key responses
- Repositioning strategy to ensure retail centres remain relevant places to visit, focusing more on entertainment, experiences, dining and services
- Incorporate online sales in tenants' turnover and turnover rent clauses as a standard provision in new leases
- Agree turnover rental percentage with tenants for online sales from our centres, or convert turnover rentals to fixed rentals with annual escalations

Group SA EE

6 Capital availability

FY2026 ranking	FY2025 ranking
6	1

Portfolio most affected



Key risk
The inability to raise funding for capital and operational requirements

This risk has reduced following improved investor sentiment towards the property sector, a reduced discount of the share price relative to the Group's net asset value (NAV) per share and strong investor support for the Group's equity (R400 million) and debt (R580 million) capital raise initiatives in FY2026, as well as R739 million equity capital raise in July 2026

Business impact
- Inability to pursue investment opportunities
- Restricted growth opportunities
- Constraints on capital expenditure to maintain centres
- Greater use of borrowings impacts financial performance and puts pressure on borrowing covenants

Our key responses
- Maintain sufficient cash and undrawn borrowing facilities (R1.7 billion and R2.1 billion respectively at 30 June 2026)
- Retain 17.5% of distributable income from the SA and EE portfolios in line with our dividend policy
- Recycle assets, for example, we sold a 50% undivided share in Woodlands Boulevard
- Vendor placements for new acquisitions (unlimited in terms of the memorandum of incorporation)
- Prioritise capital expenditure in line with the capital allocation framework
- Maintain strong relationships with multiple lenders and debt capital market investors to ensure access to debt funding and facilities
- Continue engaging with shareholders and investors

7 Property concentration

FY2026 ranking	FY2025 ranking
7	3

Portfolio most affected



Key risk
The risk of investing in too narrow a selection of assets

This risk decreased following the disposal of a 50% undivided share in Woodlands in FY2026 and the acquisition of Galleria Burgas in July 2026

Business impact
- Failure to spread risk may reduce returns in sector downturn
- No or limited investment opportunities
- Limited diversification of portfolio and opportunities

Our key responses
- Prioritise quality over quantity in terms of property portfolio composition
- Diversify asset exposure across regions and countries:
  - SA comprises 69% and EE 31% of the Group's investment property by value
  - In SA, the Western Cape accounts for 61% and Gauteng 39% of investment property by value at 30 June 2026
- Ensure strategy favours growth in favourable regions, being EE and the Western Cape in SA
- Invest in complementary/adjacent property asset classes in mixed-use precincts
- Sold a 50% undivided share in Woodlands Boulevard in FY2026, reducing the Group's exposure in Gauteng
- Acquired Galleria Burgas in July 2026, increasing the EE portfolio to 35% of investment property by value

Group SA EE

8 Succession risk

FY2026 ranking	FY2025 ranking
8	8

Portfolio most affected



Key risk
The risk of not having an adequate succession plan in place

Business impact
- Covers various succession-related issues, including succession for key personnel, skills availability and shortages internally and for external service providers, as well as employee development needs
- Insufficient leadership pipeline, resulting in limited innovation and growth of the business
- Lack of key skills, whether due to emigration, lack of qualified employees or skills and poor employee development

Our key responses
- Annual review of the succession plan for key roles by the Nomination Committee
- Foster a collaborative culture to facilitate knowledge sharing and transfer
- Provide employee training to develop the next generation of managers and leaders – for example, our HYperformer leadership programme which has been running since FY2024, and the Lead Me, Fundamentals of Management programme which was initiated in FY2026
- Identify key employees and use long-term incentives (LTIs) to deter key employees from leaving

9 Property valuation risk

FY2026 ranking	FY2025 ranking
9	9

Portfolio most affected



Key risk
The risk of under/over valuation of properties

Business impact
- Falling property values may result in negative returns for shareholders and/or breach of LTV covenants
- Overstatement of property values by local authorities could lead to higher rates and taxes

Our key responses
- Continue to have all properties independently valued twice a year
- Appoint reputable independent valuers
- Rotate properties between valuers on a three-year cycle
- Executive team and external auditors review external valuations, with final approval by the Board
- Object to high increases in property valuations by local authorities

10 Property administered cost risk

FY2026 ranking	FY2025 ranking
10	10

Portfolio most affected



Key risk
The risk of increased local authority-administered occupancy costs

Business impact
- Excessive increases in rates and taxes
- Overvaluation of properties by local authorities
- High occupancy cost will impact tenants' affordability and reduce rental income
- Increase in potential tenant defaults

Our key responses
- Closely monitor and object to local authority charges
- Object to high increases in local authority property values and rates, for example, in FY2026 we successfully objected the council valuation of Woodlands Boulevard
- Appointed a valuation consultant to assist with objections to local authority valuations
- Collaborate with industry associations to mitigate high increases in administered costs

Group SA EE

Emerging risks

Emerging risks are new or future risks for which the potential impact is not yet reliably known and the implications are difficult to assess. As part of our risk management process, we proactively identify and assess these risks to determine their potential impact on the Group and our stakeholders, as outlined below:



Changing nature of shopping malls

Risk
Changes in consumer behaviour raise questions about the appropriate size, composition and long-term sustainability of large format shopping centres where relevance is not continuously re-established and adapted to evolving retail trends and shopper expectations.

Potential business impact
- Reduction in relevance and size of shopping malls
- Increased vacancy rates
- Less foot traffic as fewer shoppers visit shopping centres

Our response
- Reposition our shopping centres to remain relevant and meet shopper demands
- Continuously improve tenant mix in line with retail trends and shopper demands, including focusing on service-based tenants
- Improve experiential offerings, such as entertainment, retail-tainment, action zones, health activities and community services



Changing nature of anchor tenants

Risk
The changing nature of shopping centres will result in anchor tenant changes. Traditional anchor tenants are becoming less dominant given the continued shift towards convenience-led shopping, online retail and the demand for experiential retail offerings.

Potential business impact
- Replacement of anchor tenants
- Increased tenant installation allowances and capital expenditure
- Increased vacancy rates

Our response
- Continuously improving tenant mix in line with retail trends and shopper demands, including service-based tenants
- Differentiate our centres from competitors
- Improve entertainment and other experiential offerings
- Ensure our centres have flagship and most recent tenant concept stores with full product ranges



Increase in online and omni-channel shopping patterns

Risk
Combined physical and online retail continues to grow as retailers promote and sell goods across multiple platforms. This is exacerbated by major retailers achieving high growth in their online businesses, compared to growth in tenants' turnover through physical stores.

Potential business impact
- Reduced tenants' turnovers places pressure on rental income
- Reduced turnover rentals
- Reduced foot counts at shopping centres

Our response
- Include online turnover serviced from stores when calculating turnover rentals
- Convert turnover rentals to fixed rentals and escalations
- Continuously improve tenant mix in line with retail trends, including service-based tenants
- Improve entertainment and other experiential offerings



Increasing human capital needs and demands

Risk
As the business environment becomes more complex, the skills required to operate and compete in all areas (leadership, strategy, operations, technology, finance, compliance, etc) are growing too, placing pressure on companies to maintain and develop the right skills for the future.

Potential business impact
- Loss of staff and key personnel
- Inadequate skills required to operate the business

Our response
- Succession planning for key roles
- Implement staff training and development programmes
- Improve staff retention through remuneration policy and LTIs

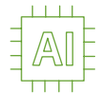


Expanding major retail groups

Risk
As major retail groups expand by acquiring smaller retail brands, this has implications for the balance of power between property owners and tenants, as well as anti-competitive practices.

Potential business impact
- Increased tenant concentration risk
- Increased tenant negotiating power
- Reduced rental income

Our response
- Monitor tenant concentration risk by tenant group



The development and trajectory of AI

Risk
AI technologies are advancing rapidly, yet the trajectory of their development, impact and regulatory oversight remains uncertain. Practical challenges such as integration with legacy systems, potential cyber risks and ambiguous regulations present significant uncertainties. The concern lies in AI capability and unknown future impacts.
AI will be transformative and disruptive. Its impact will depend on technological advancements and how responsibly businesses anticipate, regulate and integrate it into their strategies.

Potential business impact
- Increased exposure to cyber threats that leverage AI capabilities
- Operational disruption, initially from over-dependence on untested AI tools, and subsequently from the envisaged impact of AI on all aspects of business and society
- Need to replace legacy systems to integrate with AI tools

Our response
- Continue to monitor global and local AI developments
- Established an ethical use of AI policy
- Provide employee awareness and training



Favourable funding environment

Risk
For the past two years South African borrowers have benefited from a favourable funding environment driven by an over-supply of cash from investors. This has driven borrowing margins to unprecedented lows and is not considered sustainable in the long term.

Potential business impact
- Increase in funding costs (margins)
- Difficulties in refinancing borrowings

Our response
- Maintain a spread of lenders
- Establish and monitor internal LTV and ICR thresholds

In addition to the emerging risks above, geopolitical and geoeconomic tensions remain an emerging risk and are volatile given the unpredictability of certain foreign policies. The impact of climate change continues to affect all aspects of daily life, including the increased occurrence of natural disasters, wild-fires and flooding, and changing weather and climate patterns. This will remain a key driver of environment and sustainability activities.

Opportunities

This year, opportunities to preserve and create long-term sustainable stakeholder value in line with the Group's strategy included:

Expand solar installations and energy management systems

Expanding our investment in solar installations and energy management systems to increase capacity, efficiency and energy independence:

- We completed solar projects at The Glen, CapeGate and Hyde Park Corner (including a BESS system)
- The Investment Committee approved the solar-PV installation for Canal Walk and the solar and BESS system for Somerset Mall, both of which should be completed by December 2027

Recycle capital

Concluding an agreement to sell a 50% undivided share in Woodlands Boulevard and recycle this capital into other areas in line with the Group's capital allocation framework

Somerset Mall expansion project

Completing the Phase 2 expansion at Somerset Mall, which added 5 500m^2 of GLA, in response to strong tenant demand. The Phase 3 expansion of Somerset Mall (an additional 14 500m^2 of GLA) planning is progressing well and should be approved in FY2027

City Center one East expansion project

Planning for the 14 750m^2 expansion of City Center one East in Croatia is progressing, and the project is anticipated to commence in the 2027 calendar year once we receive final approvals

Galleria Burgas acquisition

Acquiring Galleria Burgas in Bulgaria, which was implemented at the end of July 2026

We will continue to focus on generating sustainable total returns for shareholders, allocating capital prudently to diversify risks and maintaining a strong balance sheet.



Galleria Burgas, Burgas, Bulgaria

Our business model

Our business model shows how we transform our capitals into sustainable value for our stakeholders.

Our inputs

Financial capital
The funds we receive as debt and equity funding, as well as proceeds from property disposals

Manufactured capital
Our physical infrastructure and properties
- Nine prime retail centres and four offices in SA (two are part of the retail centres)
- Five retail centres in EE
- 901 884m² total retail GLA and 44 747m² total office GLA

Intellectual capital
Our brand and reputation, as well as other intangible assets.
- A skilled Board and governance structures
- The experience of our management team
- Our strategies
- Our management system and innovation
- Our Golden Thread – connects our brand, places and people

Human capital
The skills and experience of our employees.
- 226 employees in SA
- 36 employees in EE
- Invested R4.8 million in learnership and training programmes
- A culture that drives growth and builds a sense of belonging

Social and relationship capital
Our relationships with our key stakeholders, which enable us to deliver on our purpose and create sustainable social value for our communities.
- Contributed R15.3 million to CSI initiatives
- A commitment to transformation and inclusive growth

Natural capital
The natural resources we rely on to operate our properties, including energy and water

Business activities

We manage
- SA and EE portfolios ensuring alignment with our strategy
- properties, including rental, leasing, maintenance and refurbishments
- assets, including investments and capital allocation

We acquire
new properties in line with our growth and diversification strategy

We invest
- in our properties and tenants, employees and communities
- to expand our presence in our preferred regions through new acquisitions or organic growth opportunities

We provide
contractual services to tenants

We earn
net rental income, distributions from investments, interest income and proceeds from disposals

We dispose
of properties and assets that do not align with our strategy

Supported by

Strategic priorities
- Drive new and organic growth opportunities in our preferred geographies (Western Cape and EE)
- Accelerate the repositioning of the SA and EE portfolios to strengthen their dominance and grow market share
- Review the portfolios annually to ensure we retain the right properties and/or recycle capital where appropriate
- Implement sustainable solutions to reduce the impact of the infrastructure challenges we face in SA
- Ensure our balance sheet is robust

Differentiators
- Strategically located and well-positioned retail centres in mixed-use precincts
- SA-based business with a diversification strategy to invest and grow in EE
- Comprehensive in-house capabilities, including asset and property management and technical skills
- Digital capabilities
- Alternative energy and water project and management expertise

Stakeholder relationships
- Tenants
- Shoppers
- Funders and investors
- Employees
- Suppliers and service providers
- Communities and social partners
- Associations, compliance and regulatory bodies
- Environmental partners

Our business model continued

Our business model shows how we transform our capitals into sustainable value for our stakeholders.

Our outputs

Our products
We own 14 (13 as at FY2026) dominant retail centres in SA and EE

Our services
We lease space to 2 235 tenants

Our waste and emissions

Total waste generated
6 659t

Waste recycled
5 305t

3 628tCO$_2$ Scope 1 emissions

13 801tCO$_2$ Scope 2 emissions

149 134tCO$_2$ Scope 3 emissions

Outcomes

Financial capital

- Generated revenue of R5.1 billion
- Increased distributable income by 13.7% to R1.7 billion
- Declared a total dividend of 351.9 cents per share
- Refinanced/raised R3.2 billion and settled R600 million of borrowings
- Raised R1.1 billion of equity
- LTV ratio reduced to 28.5% and ICR improved to 3.1 times
- Strong liquidity maintained, with R1.7 billion in cash and R2.1 billion in available bank facilities
- Reduced cost of borrowings to 8.5% in SA and 3.9% in EE

*Read our **executive directors' review** on page 51.*

Natural capital[1]

- Seven centres achieved NZW certification
- Energy consumption increased by 3%
- Installed additional 4 148kWp of solar-PV systems
- Generated 25 181 338kWh of renewable energy from solar-PV systems
- Decreased water consumption in SA by 51 485kl, while water consumption in EE increased by 1 319kl
- Recycling rate for the SA portfolio improved to 80%

*Read our **environmental progress** on page 78.*

Human capital

- Provided training to 107 employees
- Employee retention rate of 85%

*Read about our **HYperformers** on page 87.*

Manufactured capital

- NAV of R27 billion
- Tenants' turnover increased by 4.9% in SA to R29.8 billion and by 4.2% in EE to €659 million
- Trading density increased by 5.5% in SA to R3 988 and by 3.9% in EE to €326
- Retail vacancies in SA reduced to 3.3%, while in EE remained low at 0.1%
- Average monthly foot count increased by 1.8% in SA and increased by 0.3% in EE

*Read our **executive directors' review** on page 51.*

Social and relationship capital

- Modern retail centres connecting people through authentic, meaningful experiences
- Strengthened stakeholder relationships
- Supported small and growing enterprises within our supply chain
- Increased procurement from black-owned businesses
- Advanced ownership and enterprise development initiatives

*Read our **stakeholders** on page 25.*

Intellectual capital

- Ethical and effective leadership
- Operational efficiencies driven by IT and integrated management systems
- Sustainable growth and value for all our stakeholders
- Board induction and training programmes
- HYperformer leadership and Lead Me Fundamentals of Management programmes
- Fine-tuned strategy and updated key priorities

*Read our **governance report** on page 104.*

[1] *Natural capital outcomes for the SA portfolio, unless otherwise indicated.*

HYPROP

- Home
- About our IAR
- Hyprop at a glance
- Our value creation context
- Our performance
- ESG report
- Remuneration report
- Financial statements
- Glossary

hyprop.co.za



The Mall
Sofia, Bulgaria

Our performance

Delivering on our strategic priorities

Our purpose – to **create spaces and connect people** – underpins our strategic direction. We keep our retail centres resilient by driving organic growth, actively repositioning our SA and EE portfolios, and continually refining our tenant mix. We are disciplined in allocating capital to investments with superior risk-adjusted returns, which ensures we deliver sustainable, long-term value for stakeholders.

Beyond retail, our strategically located centres serve as safe, welcoming community hubs. By blending retail, entertainment, wellness and digital convenience, we create engaging environments where people meet and connect, ensuring our spaces remain destinations of choice.

Our five strategic priorities support our purpose, strengthen our business and position us for sustainable growth.

1 Drive new and organic growth opportunities in our preferred geographies

2 Ongoing repositioning of the SA and EE portfolios to maintain their dominance and retain and grow market share

3 Review the portfolios annually to ensure we retain the right properties and/or recycle capital where appropriate

4 Implement sustainable solutions to reduce the impact of the infrastructure challenges we face in South Africa

5 Ensure our balance sheet is robust

Sharpening our focus in FY2027

As a dominant retail REIT, we aim to drive innovation rather than respond to market shifts. Therefore, to position Hyprop for future growth, adapt to evolving shopper demands and address infrastructure challenges, we are refining our business strategy for FY2027.

Key to this approach is our new ESG strategy, which will drive sustainable, proactive solutions across our portfolios – lowering environmental impact, addressing social challenges, improving operational efficiency and creating resilient assets for the long term. Ahead of adopting King V in FY2027, we are elevating our governance practices to ensure sustainability principles are driven by leadership and integrated into our operations.

We unpack **our new ESG strategy** on page 74.

Drive new and organic growth opportunities in our preferred geographies

Capitals impacted FC MC IC HC

Affected stakeholders Tenants, Shoppers, Funders and investors, Suppliers and service providers

Our achievements in FY2026

Completed

- Completed the Somerset Mall Phase 2 retail expansion
- Secured extension rights for City Center one East and City Center one West
- Concluded agreements to acquire Galleria Burgas (which were implemented in July 2026)

In progress

- Completing Somerset Mall's food court
- Planning and approval of the Somerset Mall Phase 3 expansion project
- Securing the additional bulk for Table Bay Mall
- Planning City Center one East 's extension
- Ongoing discussion with Ellerine Bros. to acquire their minority undivided shares in Canal Walk and The Glen

Future focus areas

Short term: one year (FY2027)

- Commence the Somerset Mall Phase 3 expansion project
- Commence the expansion project at City Center one East
- Secure new growth opportunity in EE

Medium term: two to five years

- Monetise the bulk held by Rosebank Mall, Clearwater Mall and Somerset Mall
- Implement CapeGate Phase 1 retail extension project
- Secure extension rights at Skopje City Mall

Ongoing repositioning of the SA and EE portfolios to maintain dominance and retain and grow market share

Capitals impacted FC MC IC HC

Affected stakeholders Tenants, Shoppers, Funders and investors

Our achievements in FY2026

Completed

- Opened a new Checkers FreshX at Hyde Park Corner and the first Walmart store in Africa at Clearwater Mall
- Completed Workshop 17 Phase 2 upgrade at Hyde Park Corner
- Approved the repositioning project for Woodlands
- Rightsized the Edgars stores in the SA portfolio

In progress

- Ensuring retail centres remain aligned with changing market needs
- Upgrading Woolworths Food at Rosebank Mall
- Progressing tenant upgrades and broader repositioning at Hyde Park Corner and Rosebank Mall
- Upgrading Canal Walk's East and West office towers
- Finalise the rightsizing plans for Pick n Pay, Game and Woolworths stores

Future focus areas

Short term: one year (FY2027)

- Continue enhancing retail experiences for tenants and shoppers while unlocking value through initiatives within our existing portfolios
- Commence the Inditex Group project at Skopje City Mall
- Implement the repositioning project at Woodlands
- Enhance Canal Walk's food court and its connection to the canal
- Finalise The Glen's master plan
- Finalise and implement portfolio deals with Walmart and Pick n Pay
- Monetise bulk at our centres into supportive developments while retaining control
- Formalise data and AI strategies

Medium term: two to five years

- Implement The Glen's master plan – Phase 1
- Finalise the master plans for Woodlands and CapeGate
- Identify and secure opportunities for the asset-light strategy in EE
- Investigate third-party asset management opportunities in SA
- Develop structures, skills and capabilities needed to position the business for the future

Review portfolios annually to ensure we retain the right properties and/or recycle capital where appropriate

Capitals impacted



Affected stakeholders

Funders and investors
Employees
Associations, compliance and regulatory bodies

Our achievements in FY2026

Completed

- Sold a 50% undivided share in Woodlands Boulevard

In progress

- Concluding the sale of Lango shares

Future focus areas

Short term: one year (FY2027)

- Annual review of our assets to ensure they remain fit-for-purpose

Medium term: two to five years

- Evaluate capital recycling and portfolio optimisation opportunities in response to macroeconomic conditions and evolving market fundamentals

Ensure our balance sheet is robust

Capitals impacted



Affected stakeholders

Funders and investors

Our achievements in FY2026

Completed

- Raised R1.1 billion of new equity
- Investment property valuation increased by R1.9bn
- Lowered the Group LTV to 28.5% (FY2025: 33.6%)
- Improved ICR to 3.1 times
- Achieved cash collections from tenants in the SA and EE portfolios of 100% and 103% of net billings, respectively
- Maintained a strong liquidity position, with R1.7 billion of cash and R2.1 billion of undrawn bank facilities
- Unencumbered properties increased from R8.1 billion to R9.4 billion (22.2% of gross assets)
- Hedged 80% of interest rate exposure
- Achieved a BB- long-term international and A+ national credit rating as well as a B short-term international and A1 national credit ratings by GCR Ratings

In progress

- Implementing the conversion from JIBAR to ZARONIA
- R400 million of the R1.1 billion of Rand term borrowings maturing in FY2027 refinanced early at lower margins (after year end)
- Refinancing R500 million term facility which matures in FY2027

Future focus areas

Short term: one year (FY2027)

- Maintain LTV below 40% and ICR above 2.7 times
- Complete conversion from JIBAR to ZARONIA
- Finalise and implement the strategy to buy and issue Hyprop shares

Medium term: two to five years

- Settle remaining Euro equity debt

Implement sustainable solutions to reduce the impact of the infrastructure challenges we face in South Africa

Capitals impacted

FC MC NC

Affected stakeholders

Tenants, Shoppers, Funders and investors, Suppliers and service providers, Associations, compliance and regulatory bodies, Environmental partners, Communities and social partners

Our achievements in FY2026

Completed

- Completed large-scale solar-PV and BESS installations at The Glen, CapeGate and Hyde Park Corner
- Rolled out water monitoring and consumption-training across Gauteng and Western Cape portfolios
- Installed backup potable water storage tanks in Gauteng
- Achieved NZW certification at Table Bay Mall and Clearwater Mall, bringing the total NZW certifications across the portfolio to seven (three in Gauteng and four in the Western Cape)
- Registered Table Bay Mall waste yard with the City of Cape Town
- Replaced lighting at City Center one East and City Center one West with energy-efficient LED systems
- Applied specialist reflective foil to food court skylights at The Mall in Sofia

In progress

- Installing 7 670kWp solar-PV at Canal Walk
- Installing 5 040kWp solar-PV capacity and 12MWh BESS at Somerset Mall
- Installing backup potable water storage tanks in the Western Cape
- Achieving NZW certification at Rosebank Mall and Hyde Park Corner

Future focus areas

Short term: one year (FY2027)

- Advance solar-PV and BESS feasibilities and projects across the SA portfolio
- Execute water resilience and efficiency upgrades
- Operationalise integrated waste management
- Finalise power supply agreements for City Center one East and City Center one West to source green energy

Medium term: two to five years

- Formalise climate risk assessments and transition action plans
- Install rooftop solar-PV at City Center one East and City Center one West



The Glen, Gauteng, South Africa

Executive directors' review

As an executive management team, we are pleased to present Hyprop's robust operational and financial performance for FY2026, reflecting our focused strategy and ability to execute on our strategic priorities. Despite the dynamic global landscape, both our SA and EE portfolios continued to deliver strong results, driven by strategic investments and repositioning initiatives. Our financial position puts us firmly on the front foot to capitalise on growth opportunities that further support sustainable value creation. Further detail on our strategic priorities can be found on pages 47 to 50.



Brett Till, Chief Financial Officer
Morné Wilken, Chief Executive Officer
Wilhelm Nauta, Chief Investment Officer

FY2026 was a successful year during which we achieved growth in distributable income of 13.7% and 11.7% in DIPS, completed the strategic disposal of a 50% undivided share in Woodlands Boulevard ("Woodlands Boulevard disposal"), diversifying our concentration risk and enabling capital to be recycled into new and organic growth opportunities. In December 2025, the Group raised R400 million of equity, followed by an additional R739 million in July 2026, to fund the organic growth pipeline, potential acquisitions and capital projects.

FY2026 in review

Group

- Achieved upper end of FY2026 guidance
  – Increase in DIPS of 11.7% from FY2025
- Recycled at least one asset
- Secured new growth opportunities in Eastern Europe
- Investigate the acquisition of the minority undivided shares in Canal Walk and The Glen
- Progressively increased payout ratio
  – Increased to 82.5% from 80%
- Maintained LTV below 40% (FY2026: 28.5%) and healthy ICR (FY2026: 3.1 times)

South Africa

- Installed solar-PV at The Glen (3 205 kWp) and CapeGate (4 991 kWp)
- Installed BESS at Hyde Park Corner:
  – Solar-PV (946 kWp)
  – BESS (6 MWh)
- Install solar-PV at Somerset Mall (5 040 kWp) and Canal Walk (7 670 kWp)
- Secure 3–5 days of backup water in the Western Cape portfolio

Somerset Mall
- – Completion of Phase 2 extension August 2026
- – Commence Phase 3

- Hyde Park Corner
  – Completed Phase 2 of Workshop 17
- Implement phase 1 of the master plan at The Glen

Rightsize and upgrade anchor tenants
- – Pick n Pay
- – Edgars
- – Game
- – Woolworths

Eastern Europe

- Commence extension planning for City Center one East
- Commence extension planning for City Center one West
- Secure extension rights for Skopje City Mall
- Completed the retiling at City Center one West
- Install solar at City Center one East and City Center one West

Complete
Good progress and ongoing/maintaining
Slow/little progress

Distributable income increased by 13.7% from R1.51 billion in FY2025 to R1.72 billion in FY2026. Following the issue of 7.3 million shares during the year, DIPS increased 11.7% to 423 cents per share achieving the upper end of the guidance range given in September 2025 of 10% – 12% growth in DIPS from FY2025.

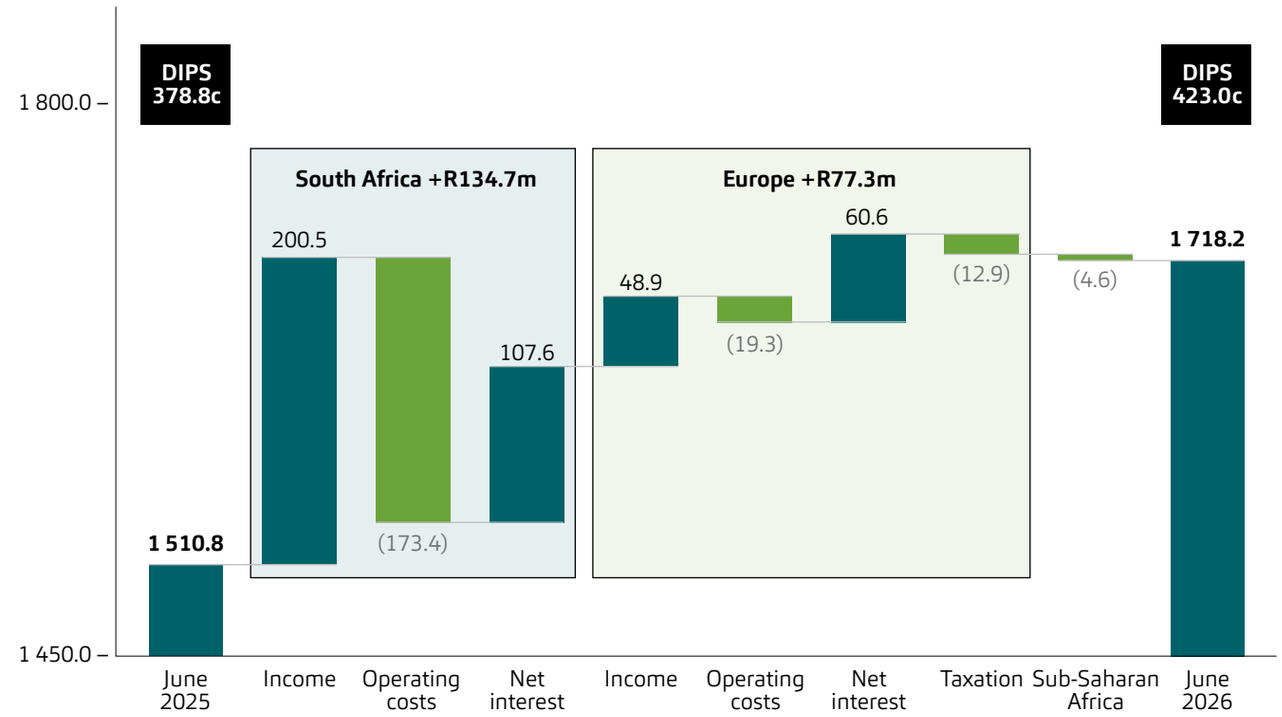
Cash generated from operations was R2.95 billion (2025: R2.85 billion) underpinning the strong financial performance and quality of the Group's operations. The Group's liquidity remains strong, with R1.7 billion of cash and R2.1 billion of available facilities at 30 June 2026.

The independent valuations of the SA and EE investment properties increased by R2.0 billion in aggregate, mainly as a result of projected growth in net operating income.

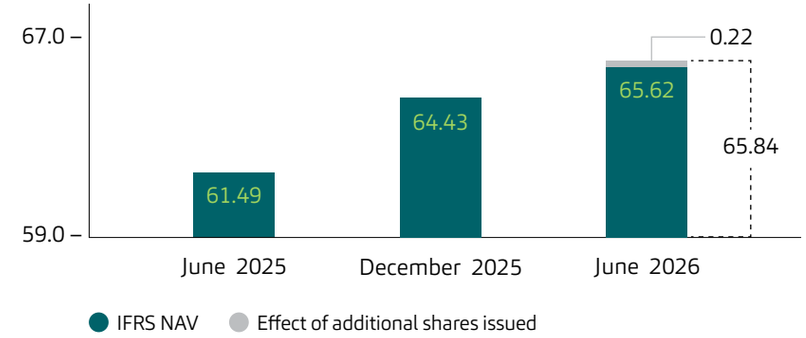
The interest cover ratio was 3.1 times (FY2025: 2.6 times) and remains well above bank covenant levels, while the LTV ratio improved to 28.5% as a result of the increase in the value of the investment property portfolios, the R400 million capital raise in December 2025 and the Woodlands Boulevard disposal.

The Board declared a final dividend of 232.1 cents per share and an antecedent dividend of 0.8 cents per share (in addition to the interim dividend of 117.0 cents and interim antecedent dividend of 2.0 cents per share), bringing the total dividends declared for the year to 351.9 cents, an increase of 14.4% from FY2025.

Change in distributable income (R'm)



IFRS NAV per share (R)



SA portfolio

Operational performance

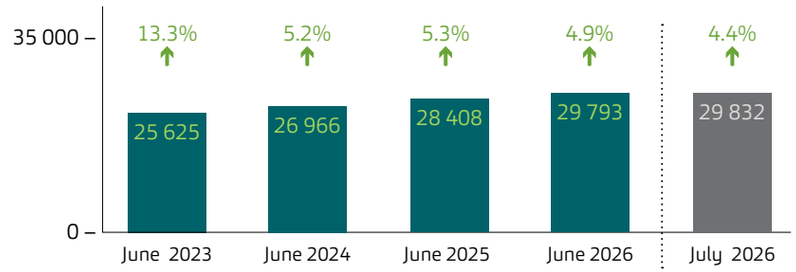
Hyprop owns nine prime retail centres in South Africa – four in the Western Cape and five in Gauteng. In February 2026, we announced the Woodlands Boulevard disposal to three independent parties for a purchase price of R825 million (excluding working capital), which was implemented on 31 March 2026. This strategic transaction reduces our exposure to Gauteng, enabling us to recycle capital into new and organic growth opportunities and position us to benefit from future upside through our majority share.

All trading metrics in our SA portfolio maintained their positive momentum during the year. Tenants' turnover grew 4.9% to R29.8 billion in FY2026 from R28.4 billion in FY2025. Since June 2022, tenants' turnover has increased by 31.7% (7.1% compound annual growth). Average monthly foot count rose 1.8% to 7.3 million, while trading density was 5.5% higher at R3 988/m²/month.

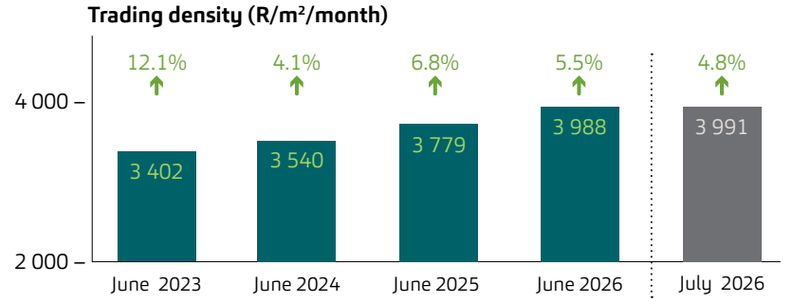
Retail vacancies reduced to 3.3% at 30 June 2026, from 4.2% in FY2025. The weighted average retail reversion rate continues to improve and was positive 8.7%, while the retail new deal reversion rate reached 33.9%. Since June 2025, we have reduced our month-to-month lease exposure by 41.5% in terms of GLA.

Collections decreased from 101% in FY2025 to 100% in FY2026.

Tenants' turnover (R'm)



Trading density (R/m²/month)



Rent/turnover ratio and effort ratio

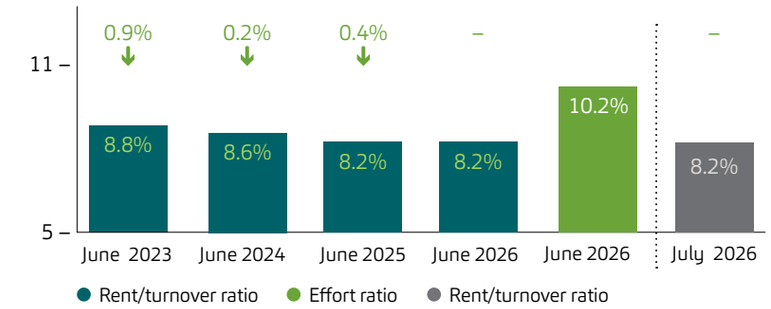
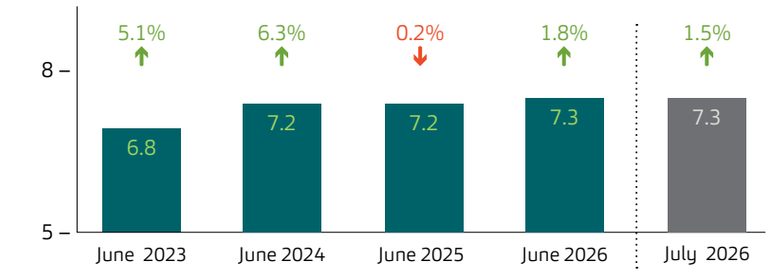
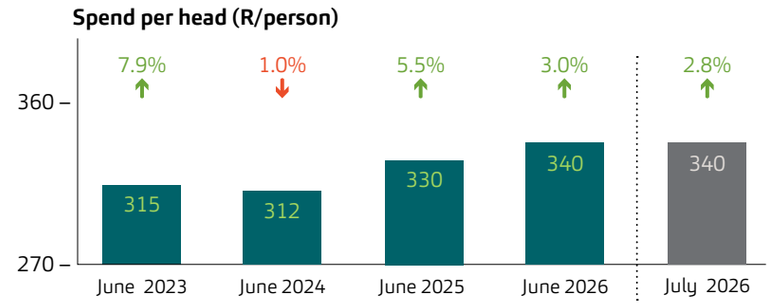


Table Bay Mall included from April 2024.
Rent/turnover ratio and effort ratio are as defined in the SA REIT Best Practice Recommendations (2026).

Average monthly foot count (m)



Spend per head (R/person)



The percentages show growth compared to the same period in the previous year.
Historic figures updated with most recent available information.

Western Cape

Canal Walk

Tenants' turnover increased by 4.0%, while trading density rose by 4.6%, and total foot count grew by 0.3% to 19.2 million.

The centre continues to serve as a launchpad for leading retail brands, further enhancing its position as a destination of choice. During the year, we welcomed several new brands making their SA debut, including Oakley, Springboks, G-Shock Casio and Hisense. The Incredible (previously Incredible Connection) flagship store relocated within the centre and new store openings included The Piercery, Love Matcha, Chanel Fragrance & Beauty, the Liverpool Football Club retail store and Psycho Bunny. Three stores relocated and another eight refreshed their premises, with notable revamps by L'Occitane, Cape Union Mart and Lindt.

The pedestrian Otter Bridge, which links Canal Walk to the broader Century City precinct, was completed in July 2026. The projects to extend the pedestrian Crystal Towers Bridge and East and West office towers upgrades commenced during FY2026 and are scheduled for completion in December 2026.

Table Bay Mall

Table Bay Mall continues to deliver pleasing operational results, reinforcing the Group's rationale and long-term view on the asset. Tenants' turnover was up 10.0%, trading density increased by 8.8% and foot count grew by 4.9% to 5.6 million.

Our ongoing investment in the centre's appearance, layout and amenities is translating into tangible results as evidenced by the new store openings during the year. Recent additions such as Yuppiechef, Side Step, Senqu, Giggles and Grow, Kingsmead Shoes, Muscle Mecca and Faithful to Nature have enhanced the centre's tenant mix. In addition, several established brands underwent revamps or relocated their stores. These include Old Khaki, Absa Bank, Sorbet Salon and Vodacom. Checkers signed a new 10-year lease and started the project to upgrade its store to the latest Fresh-X specification and increase its footprint by a further 630 m^2.

As part of the centre's repositioning strategy, Entrance 2 is being transformed into a restaurant-led food and lifestyle node, with phased implementation scheduled from FY2027. The project will also see the upgrading of the existing entrance to accommodate the wind lobby and a new revolving door to better deal with the weather conditions. A new e-hailing lounge was completed, and the centre now offers free Wi-Fi for shoppers and visitors.

Somerset Mall

Tenants' turnover increased by 7.1%, trading density grew by 7.6% while total foot count declined by 0.9% to 9.4 million due to disruption from the Phase 2 expansion project.

The Phase 2 expansion has attracted a strong line-up of South Africa's leading brands, including Edgars, Adidas, Skechers, Lego, New Balance, Burnt, Safari Collection, Old School and Levi's. The food offering has also been significantly enhanced, with new entrants such as Casa das Natas, Mozambik, Best of Asia, Now Now, Rib Republic and Steers, among others. In addition, longstanding tenants Simply Asia, Cellini and Earth Addict, have completed store revamps.

The Phase 2 expansion project was complemented by bathroom and tiling upgrades to give the centre a fresh new look and appeal.

CapeGate

Tenants' turnover and trading density both increased by 2.2% and foot count rose by 2.5% to 10.2 million.

Brands such as Telkom, Cell C, Skechers, Faro and Senqu opened stores in the retail centre during the year, while Threadz and Tyme Bank launched kiosks. At the end of the 2026 calendar year, Edgars will complete the rightsizing of its store. The area vacated by Edgars will be occupied by Sportscene and JD Sports, as well as Freedom Adventure Park which will enhance the family entertainment offering in the centre. Other tenants, such as Ackermans, Bargain Books, Spur and Milady's, have refurbished their stores.

In FY2026, CapeGate completed a project to enlarge and open up the food court.

Gauteng

HYDE PARK CORNER

Hyde Park Corner achieved a pleasing 12.9% increase in tenants' turnover, grew its trading density by 3.3% and its total foot count rose by 5.5% to 3.5 million.

The centre's appeal continues to attract top-tier tenants. During the year, the Shoprite Group introduced several of its key brands, including Checkers FreshX, Petshop Science, Checkers Liquor and UNIQ Clothing by Checkers. Other new brands included Kirsten Goss, Toy Kingdom, Bootleggers, Redline (jewellery), Freedom of Movement, Ariana and Maison Deux, which has a Marc's by Marc Jacobs Café, the first-ever permanent Marc Jacobs café and the first designer café in Africa. Longstanding tenants such as Vodacom, Botanicus, Sorbet Nail Bar and Boutique Haute Horlogerie, which added a TAG Heuer, completed refurbishments. Charles Greig completed a major upgrade of its flagship store which includes a Rolex shop-in-shop. Workshop 17 has expanded its presence by an additional two floors and now occupies the entire north office tower.

Certain of the vehicle entry and exit lanes have been redesigned to improve traffic flow and new parking systems have been installed.

CLEARWATER

Clearwater Mall experienced a 3.3% increase in tenants' turnover, trading density rose by 7.8% and total foot count grew by 6.9% to 9.3 million.

The centre continues to strengthen its market position, attracting new tenants and investing in upgrades. The first Walmart store in Africa, Value Co, Bootleggers, UNIQ Clothing by Checkers, Tree of Life, Legends Barber and Piatto are some of the brands that launched at Clearwater Mall. Porter & Craft, Side Step and Pep Home relocated, while MTN, Le Creuset, Sterns, Lovisa and African Bank revamped their spaces.

The centre completed several maintenance projects, including installing a new generator and a Clearvu fence at the tenants' parking, upgrading the HVAC units, replacing the escalators at Nu Metro, creating a dedicated e-hailing waiting area and refurbishing the bathrooms. The installation of new parking systems and infrastructure was completed during the year.

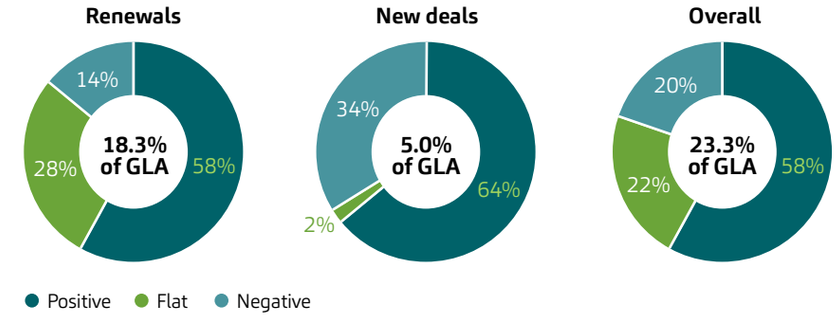
rosebankmall

Tenants' turnover increased by 5.7%, trading density was up 3.3% and total foot count rose by 2.8% to 12.4 million.

New store openings in FY2026 that enhanced the centre's appeal include Old School, Xtreme Nutrition, Chowz Authentic Durban Experience, Now Now, Wellness Warehouse, Livo and MAC Cosmetics. The Urban Playground, an indoor lifestyle hub that caters to gaming, sporting and creative enthusiasts, opened in August 2026. Prominent tenants, such as Swarovski, Mugg & Bean and Lovisa, refurbished their spaces. Woolworths is currently revamping its store, with completion planned for March 2027.

	Retail	Office	Total
Rental reversions (weighted average based on GLA)			
Renewal reversion rate	2.6%	1.1%	2.5%
New deal reversion rate	33.9%	61.9%	38.4%
Overall reversion rate	8.7%	26.8%	10.2%
Renewal success rate for the period (based on GLA, including monthly leases)	**87.5%**	**68.7%**	**86.5%**

Reversions per category as % of portfolio GLA



Gauteng continued

woodlands

Woodlands grew its tenants' turnover by 2.9%, trading density increased by 6.0% and total foot count was up 0.3% to 7.9 million.

The centre welcomed new tenants; Me&B, Waxit, Sedgars, Old School and Freedom of Movement. In addition, leases were finalised with Burnt, Hungry Lion and Pedros, all of which will start trading by December 2026. Several tenants, such as Absa Bank, PnP Clothing, Spec Savers, Pringle, Destination by Frasers, Aldo, Cell C, Clicks and Cape Union Mart, upgraded their stores.

The ongoing passage-widening project is progressing well and will improve the flow and increase leisure space in a previously underutilised area adjacent to Pick n Pay. The project includes replacing the dated floor tiles, relocating and upgrading several tenants, which will further revitalise the shopper experience, and is on track for completion in November 2026. The outdated lifts and escalators in the restaurant piazza have also been replaced.

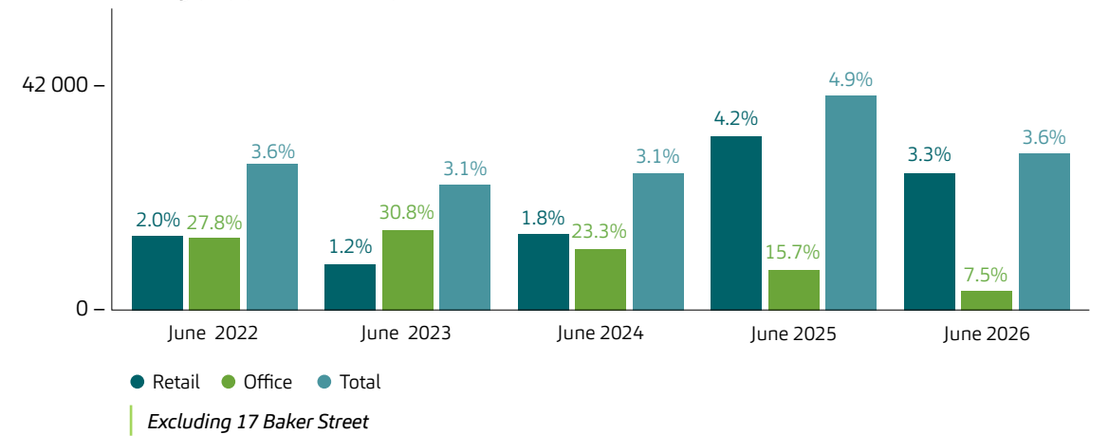
the Glen

The Glen increased tenants' turnover by 1.4%, trading density grew by 3.2% and total foot count declined marginally by 0.9% to 10.1 million.

The centre welcomed new brands such as Xpresso, Timberland, Colt45 by Al Capone, Volpes, Kingsley Heath and an Ai-Cha Ice Cream & Tea kiosk. In addition, tenants like Carrol Boyes, Yokico and Dial-a-Bed have upgraded or expanded their stores.

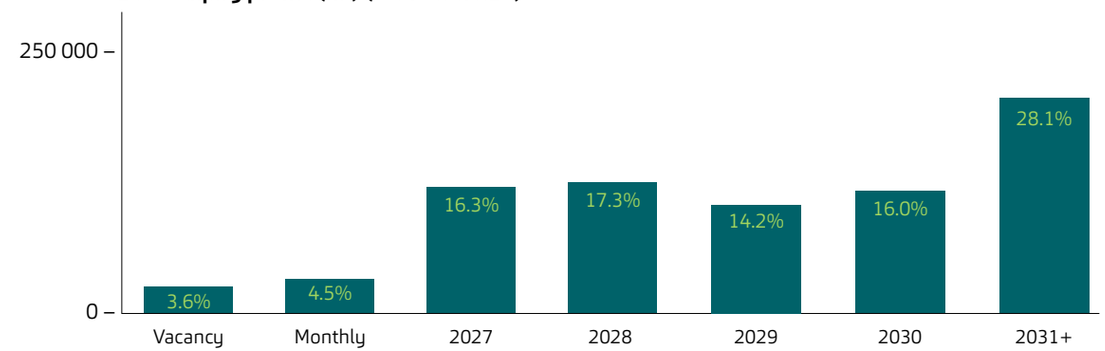
During the year, The Glen completed its e-hailing waiting area to improve convenience and accessibility for shoppers.

Vacancy (m²) (% of total GLA)



Excluding 17 Baker Street

Lease expiry profile (m²) (% of total GLA)



Excluding 17 Baker Street
WAULT by GMR: 2.8 years

Financial performance

Operating income increased by 3.7% notwithstanding the Woodlands Boulevard disposal. Excluding the effects of the Woodlands Boulevard disposal, rental and other lease income increased 4.9% mainly due to growth in contractual rental income of 5.7%. Marketing and promotions income grew 29.3% due to stronger gift card income and increases in digital advertising revenue, and casual parking income increased 6.4%. Recoveries income grew 12.8% in line with the increase in municipal and utility costs.

Property expenses increased 14.2%, mainly due to increases in municipal and utility costs, which normalised after once-off credits received from councils in FY2025, and a 24.3% increase in the depreciation charge relating to Property, Plant and Equipment (PPE) and tenant installation allowances. The remaining property expenses increased by 6.0%.

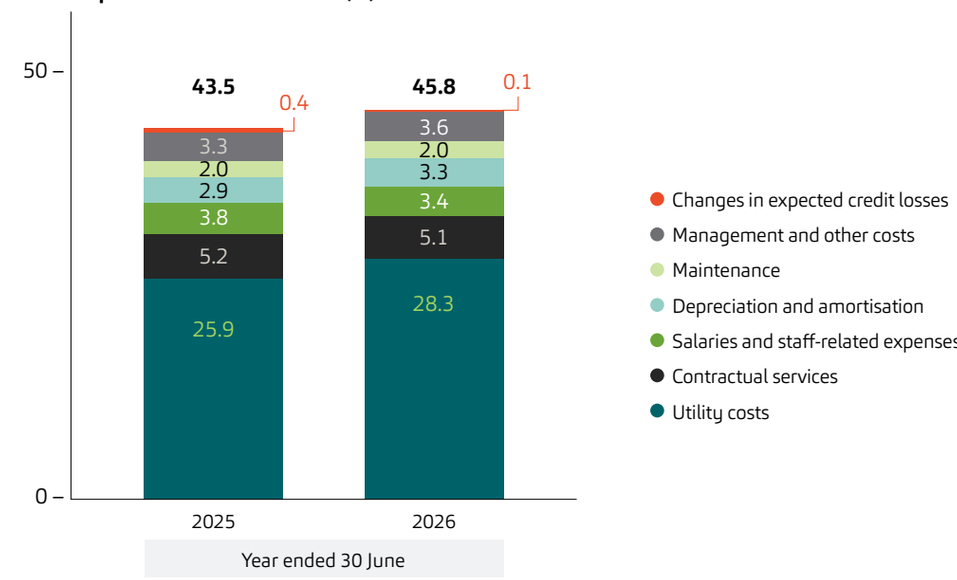
Other operating expenses increased by 2.6% from R138.1 million to R141.6 million.

The portfolio's cost-to-income ratio was 45.8% compared to 43.5% in FY2025 due to the increase in utility costs and depreciation.

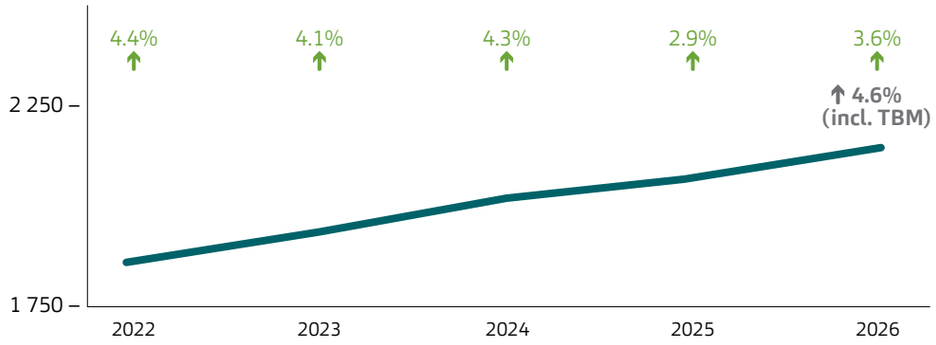
Net interest costs reduced from R765.2 million to R657.6 million following the reduction in interest rates, particularly in the first half of the year, and reduction in borrowings following the capital raise in December 2025 and the Woodlands Boulevard disposal. The average cost of borrowings decreased from 9.0% in June 2025 to 8.5% in June 2026.

The net result was a 15.0% increase in distributable income from R900 million in FY2025 to R1.03 billion.

SA portfolio cost-to-income (%)

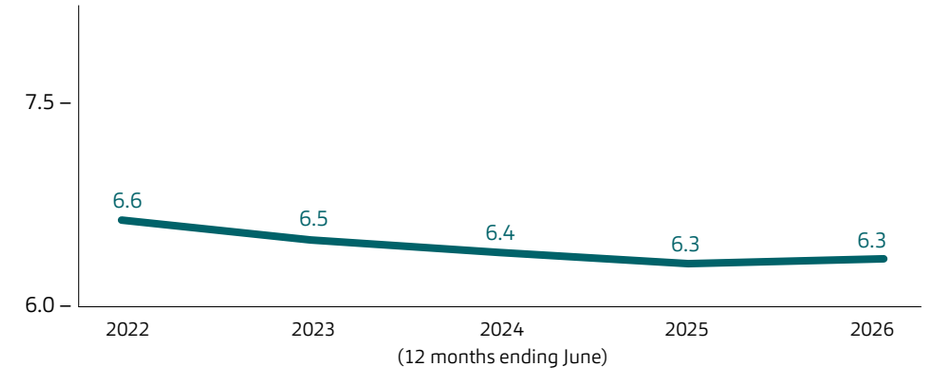


Rental income (R'm)



50% of Woodlands rental income included from April 2026
Hyprop share of property portfolio

WALE by GMR (%)



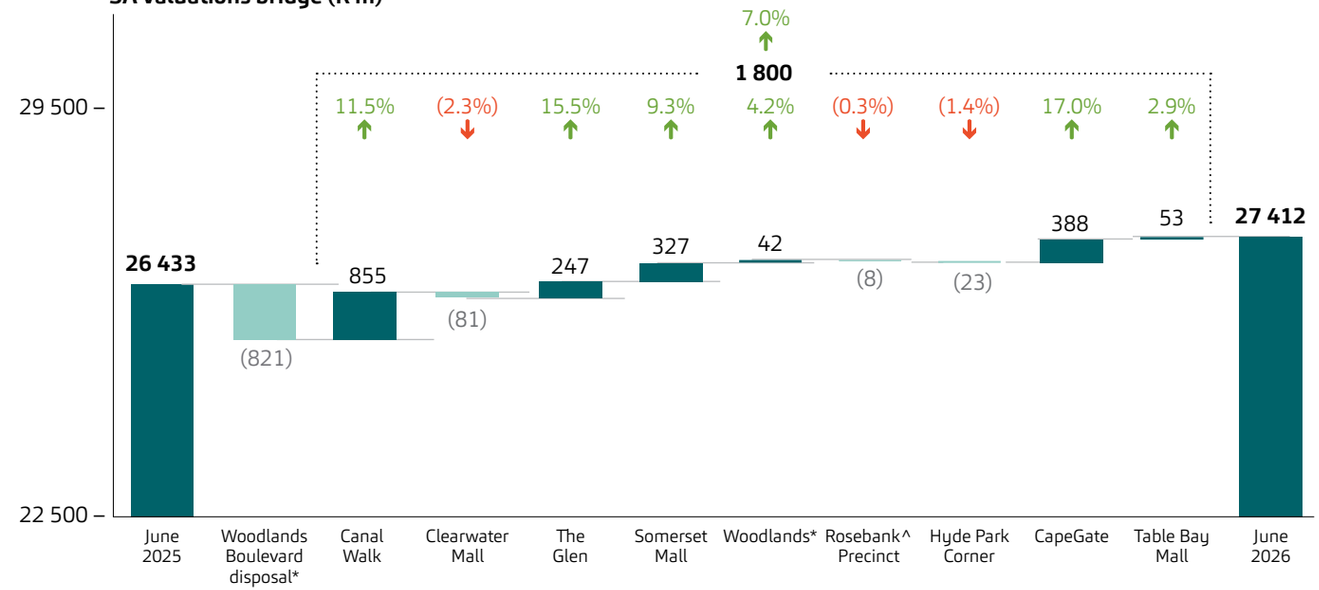
Pure turnover-based leases are excluded

The percentages show growth compared to the same period in the previous year. Historic figures updated with most recent available information.

Investment property valuations

The independent valuation of the SA portfolio properties increased 7.9%, with the Group's interest increasing from R26.4 billion in FY2025 to R27.4 billion, after the Woodlands Boulevard disposal. The cap rates and discount rates were unchanged from FY2025 other than where properties were rotated between valuers and rates were generally increased by 25 bps. The change in discount and cap rates did not have a material effect on the valuations, with property values increasing mainly due to strong operating metrics and financial performance. The average discount and cap rates for the portfolio were in line with the prior year and the implied yield on the portfolio was unchanged from FY2025 at 7.6%.

SA valuations bridge (R'm)

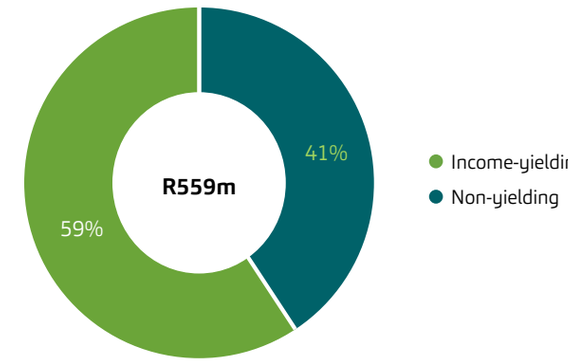


^ *Rosebank Precinct: Rosebank Mall, 17 Baker Street, The Mall offices and Cradock Heights*
* *50% undivided share in Woodlands sold*

Capital expenditure

Capital expenditure for the year totalled R559 million. Key projects included the installation of new solar-PV plants at The Glen and CapeGate (R72 million), a new BESS and solar-PV system at Hyde Park Corner (R35 million) and the completion of the Phase 2 expansion project at Somerset Mall (R139 million). Capital expenditure was also allocated to Phase 2 of the Workshop 17 project (R29 million) at Hyde Park Corner, upgrades to parking equipment and related infrastructure at Canal Walk and Clearwater Mall (R27 million), and the replacement of Clearwater Mall's airconditioning plant (R16 million). A further R74 million was invested in tenant installation allowances, including Woolworths in Rosebank Mall and Maison Deux by Al Capone at Hyde Park Corner.

Capital expenditure FY2026



EE portfolio

Operational performance

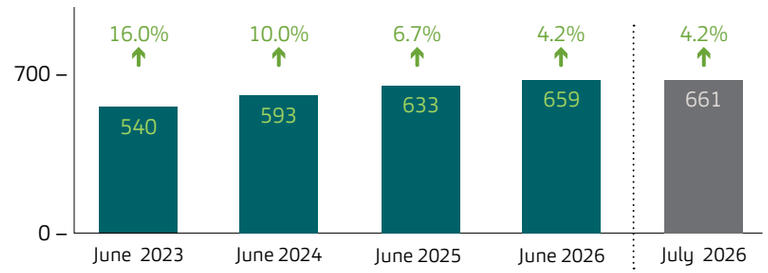
The EE portfolio continues to deliver growth in trading performance, demonstrating the strength of our retail centres in competitive markets. Tenants' turnover increased by 4.2%, with trading density growing by 3.9%. Average monthly foot count rose to 2.3 million and spend per head was up 3.8%. Demand for space remains robust, with the vacancy rate of 0.1% at 30 June 2026.

Collections decreased from 105% in FY2025 to 103% in FY2026.

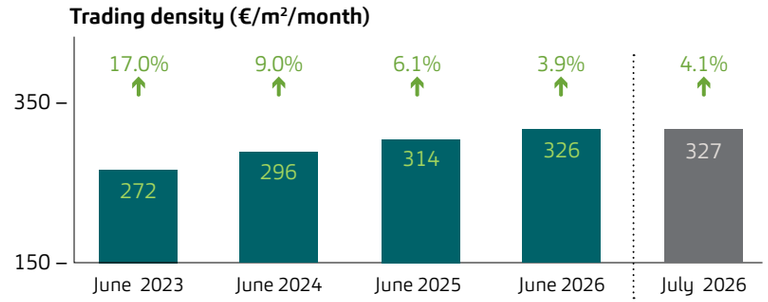
Post year end, we completed the acquisition of Galleria Burgas in Burgas, Bulgaria. This strategic acquisition aligns with our growth and diversification strategy, further strengthens our presence in Bulgaria and augments the quality of our EE portfolio.

Galleria Burgas recently underwent a comprehensive upgrade, including new tiling, upgraded bathrooms, enhanced LED lighting and a refreshed food court. Additionally, Burgas will host the Eurovision Song Contest in May 2027, drawing major tourism and boosting foot traffic in the city. Building on this momentum, we are confident in our ability to create further value through various asset management initiatives, including rightsizing existing Inditex brands, introducing Stradivarius to enhance the centre's tenant mix and subdividing the IKEA space to introduce additional fashion brands and increase rental income. We are also exploring installing a solar-PV system, introducing paid parking, and other initiatives to position the centre for long-term growth.

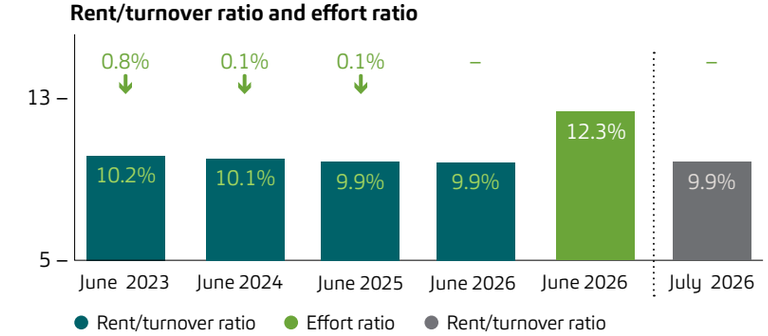
Tenants' turnover (€'m)



Trading density (€/m²/month)

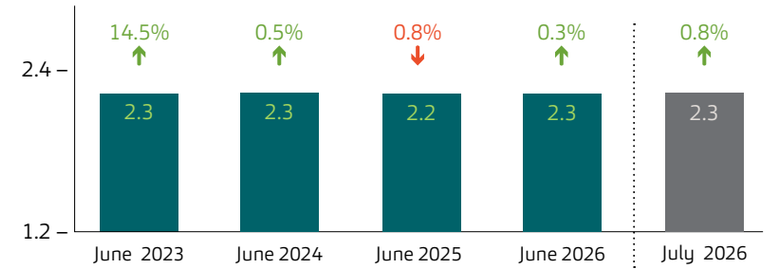


Rent/turnover ratio and effort ratio

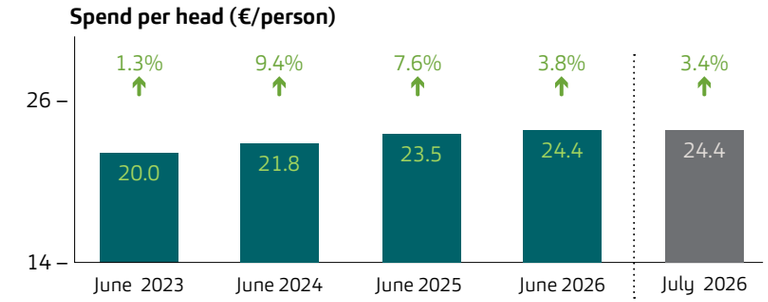


Rent/turnover ratio and effort ratio are as defined in the SA REIT Best Practice Recommendations (2026).

Average monthly foot count (m)



Spend per head (€/person)



The percentages show growth compared to the same period in the previous year. Historic figures updated with most recent available information.

CITY CENTER one East

Tenants' turnover increased by 6.6%, trading density was up 4.9% and total foot count rose 3.3% to 6.3 million.

Dormea Home and Skechers relocated, creating space to accommodate Sephora's first store in Croatia. The shoppers' response has been exceptional, with Sephora trading above expectations since opening. CCC, a family fashion store, completed a comprehensive refurbishment and reopened in August 2026, while Big Bang, a tech and electronics retailer, underwent a full store revamp.

Planning is well advanced for the 14 746 m^2 expansion at the centre. This project will further increase City Center one East's capacity to attract new tenants and meet retailers' demand for space at the centre.

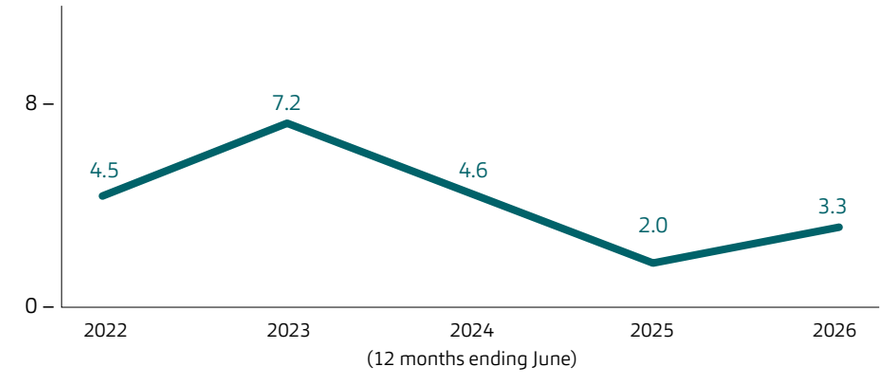
CITY CENTER one West

Tenants' turnover increased by 2.4%, trading density grew by 1.8% and total foot count rose 2.3% to 5.8 million.

Montre, a premium watch retailer, opened a new store and Taco Bell is set to open in the first quarter of FY2027. Intimissimi reconfigured its space into two distinct stores, Intimissimi and IUMAN Intimissimi Uomo. Inditex group's Stradivarius began a major refurbishment project and Hocu knjigu, the bookshop, is expanding its premises.

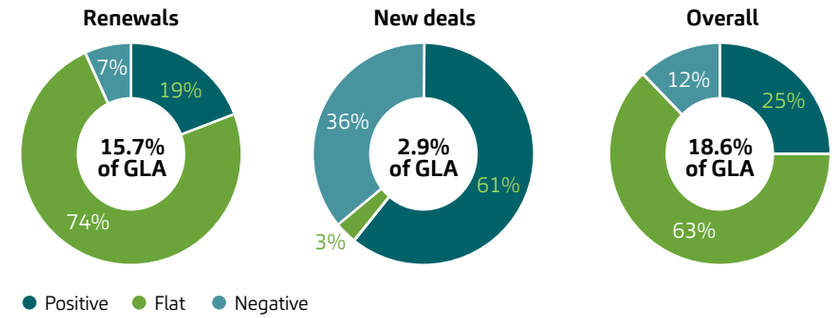
City Center one West's overall enhancements include 9 000 m^2 of new ceramic flooring, completed in July 2025 and bathroom upgrades, scheduled for completion in November 2026.

Indexation – All tenants excl. pure turnover rent (%)



	Retail
Rental reversions (weighted average based on GLA)	
Renewal reversion rate	1.4%
New deal reversion rate	7.9%
Overall reversion rate	2.5%
Renewal success rate for the period (based on GLA, including monthly leases)	**84%**

Reversions per category as % of portfolio GLA



The Mall

The Mall increased tenants' turnover by 5.3%, trading density grew by 6.2% and total foot count was 7.4 million.

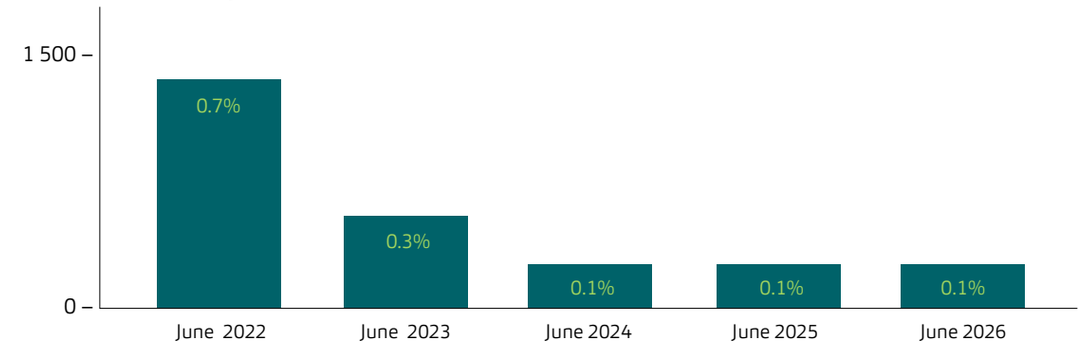
Ina Essentials opened its first flagship store, while Xiaomi launched a monobrand store at The Mall. The arrival of Storm and Dresscode strengthened the women's fashion category, while Obuvki enhanced the footwear category. Reserved, the LPP Group's leading brand, underwent major renovations and launched its latest retail concept store in August 2026. CCC underwent major renovations, while Juliany (watches and fine jewellery) debuted its new concept store during the year.

Skopje City Mall

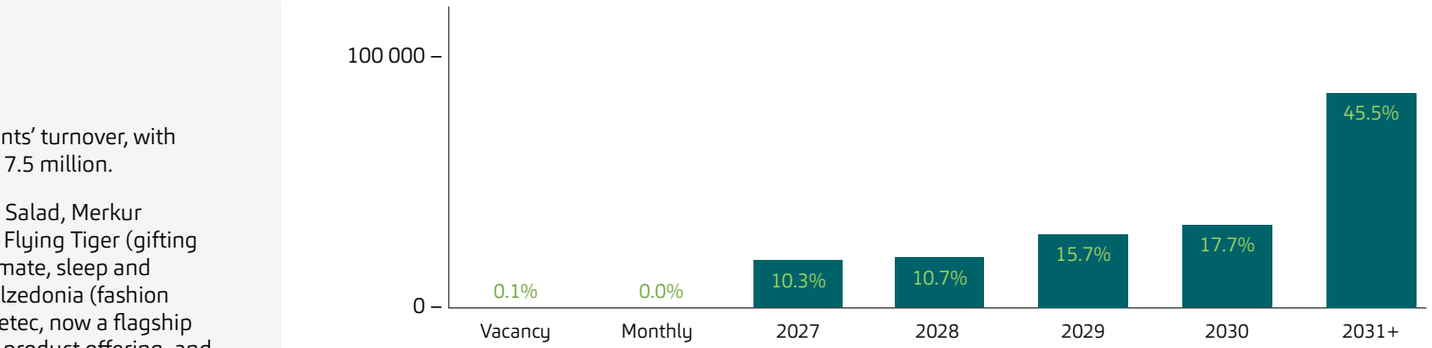
Skopje City Mall reported a 1.7% increase in tenants' turnover, with trading density up 2.2% and total foot count was 7.5 million.

The centre introduced new brands such as Green Salad, Merkur (home décor store), Plaset (fast-food restaurant), Flying Tiger (gifting and accessories brand) and Bagbond. Tritex (intimate, sleep and loungewear brand), City Fashion Woman, and Calzedonia (fashion boutique) relocated and rightsized their stores. Setec, now a flagship premium electronics store with a comprehensive product offering, and Skechers completed their store expansions during the year.

Retail vacancy (m²) (% of total GLA)



Lease expiry profile (m²) (% of total GLA)



WAULT: 3.2 years (with break options)
4.7 years (without break options)

Financial performance

The financial performance of the EE portfolio continued its upward trajectory, with distributable income increasing by 12.7% from FY2025 to R684.8 million.

Lease revenue increased by 5.0% from FY2025, mainly driven by favourable rent renewal rates. Turnover rental also grew by 4.0%. Operating cost recoveries increased by 6.4% in line with increases in security and cleaning costs, which were impacted by changes in minimum wages in the region.

Property expenses rose by 1.5% from FY2025, despite a 5.0% increase in cleaning and security costs and a 24.6% increase in maintenance costs due to outsourcing the maintenance services (previously done internally with a saving in staff expenses) at The Mall and store reinstatement costs in Croatia.

Net property income increased by 4.8% in both Euros and Rands compared to FY2025.

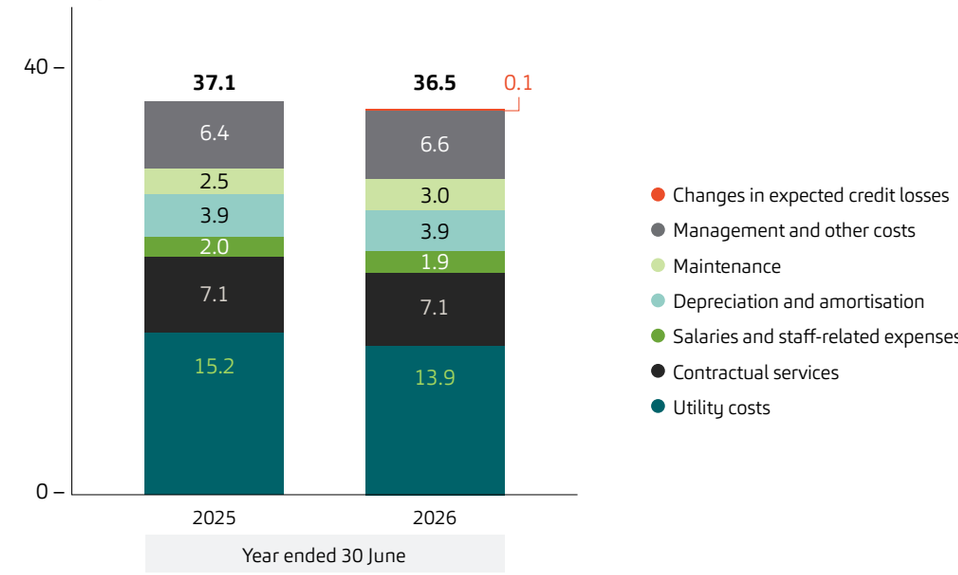
Other operating expenses increased, mainly due to professional fees relating to the Galleria Burgas acquisition, early termination fees relating to refinanced bank loans and the higher share-based payment expense. The professional fees and early termination fees are added back in calculating distributable income as they are capital in nature.

Net interest costs reduced from R295 million to R235 million due to the reduction in borrowings by €18 million as well as the reduction in average borrowing costs from 4.2% in June 2025 to 3.9% in June 2026.

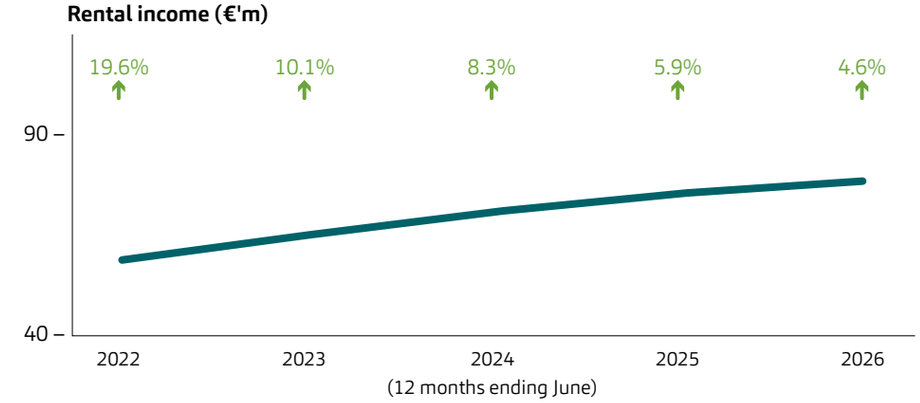
The average Rand/Euro exchange rate remained stable at R19.72/€ (FY2025: 19.74/€). However, the year end rate strengthened by 10% to R18.69/€ (FY2025: R20.83/€).

A dividend of €19.5 million was declared in FY2026 (FY2025: €14.2 million).

EE portfolio cost-to-income (%)



Rental income (€'m)



The percentages show growth compared to the same period in the previous year. Historic figures updated with most recent available information.

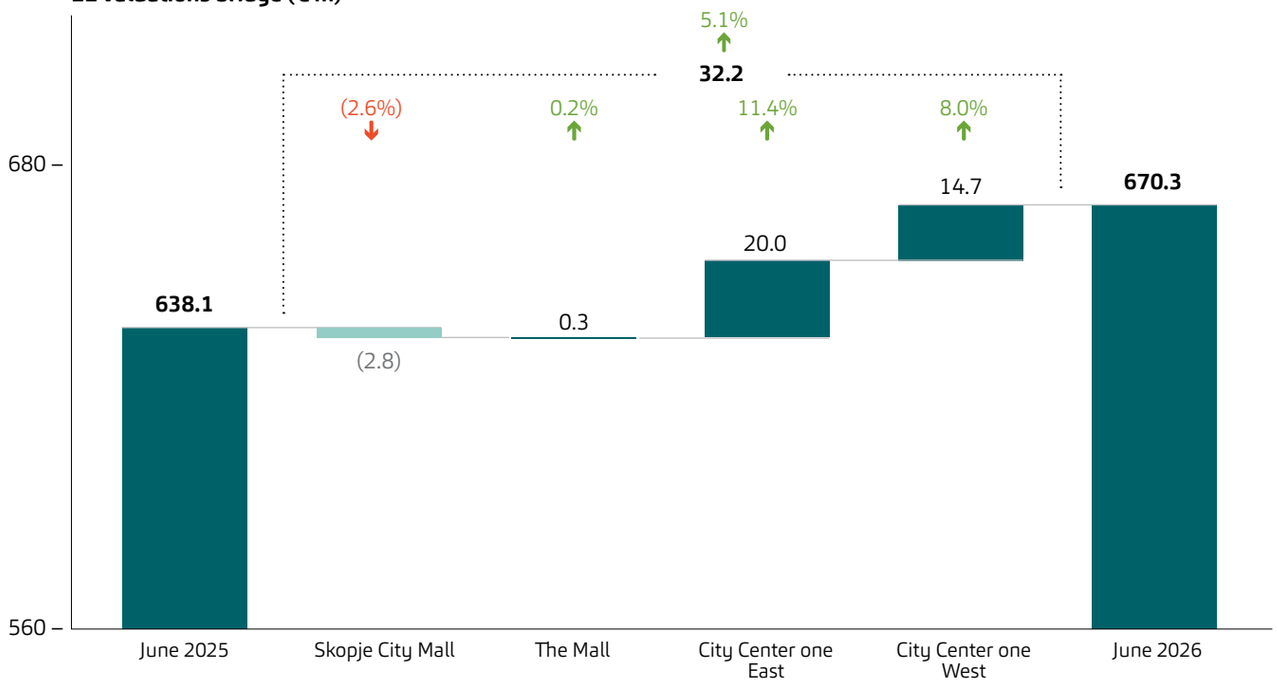
Investment property valuations

The independent valuation of the EE portfolio increased by 5.1% from €638.1 million in FY2025 to €670.3 million, underpinned by growth in net operating income and improving trading metrics. The Rand value was negatively impacted by the strengthening of the Rand against the Euro and reduced from R13.3 billion in FY2025 to R12.5 billion in FY2026. The valuation of Skopje City Mall reduced as a result of the valuer deducting the capital expenditure for its Inditex project, but it is expected to recover post the project's completion. This decrease was compensated by increases in the values of City Center one East and City Center one West due to improving trading metrics.

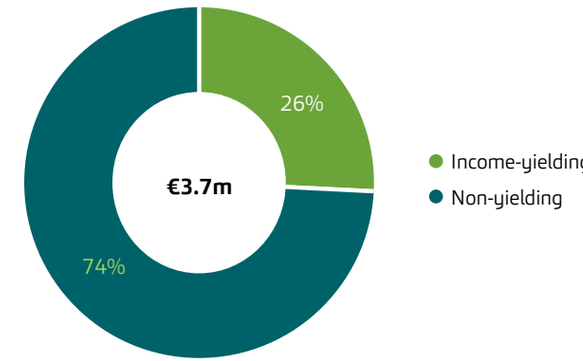
Exit cap and discount rates remained stable for all properties and the implied yield on the portfolio was 8.1% (FY2025: 8.4%).

Capital expenditure for the year was €3.7 million and included the retiling project at City Center one West, light replacement project at the Zagreb centres and various tenant fit-outs, notably at The Mall.

EE valuations bridge (€'m)



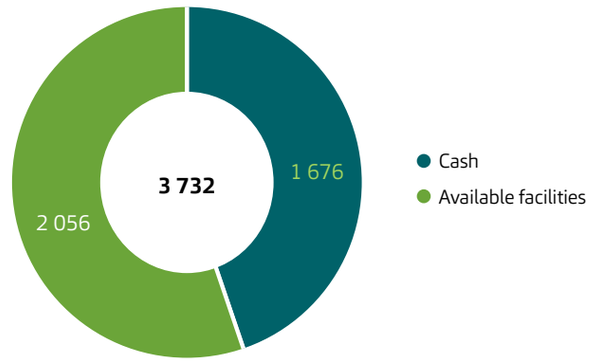
Capital expenditure FY2026



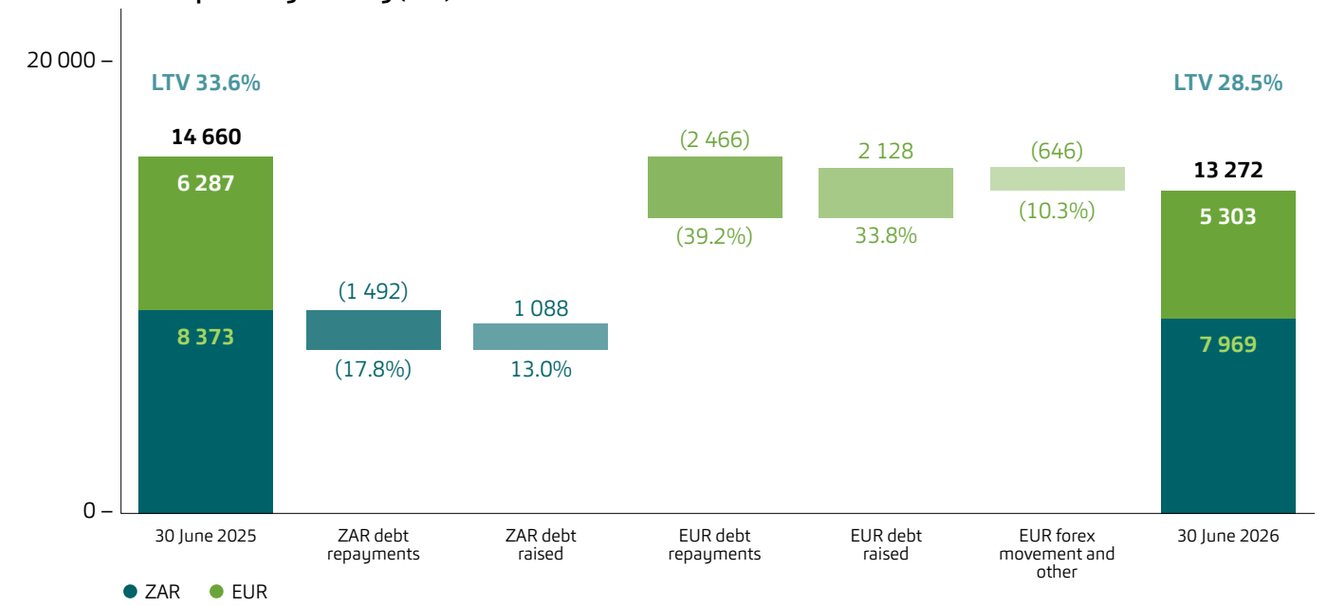
Treasury

Total borrowings reduced from R14.7 billion in FY2025 to R13.3 billion in FY2026, primarily due the utilisation of proceeds from the Woodlands Boulevard disposal and the capital raise in December 2025, amortisation of in-country Euro debt and a stronger Rand/Euro exchange rate.

Liquidity (R'm)

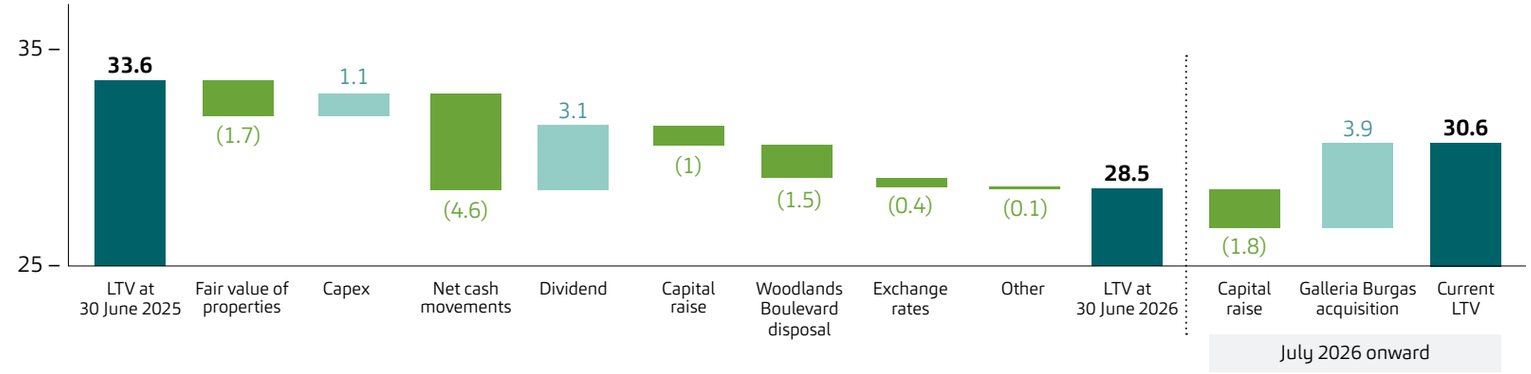


Debt exposure by currency (R'm)



The Group's liquidity remains strong with R1.7 billion of cash and R2.1 billion of undrawn facilities at 30 June 2026. This position was further strengthened by the R739 million of new capital raised in July 2026, before the payment of the purchase price of €53 million (R1.0 billion) for Galleria Burgas, which was funded from the Group's available cash.

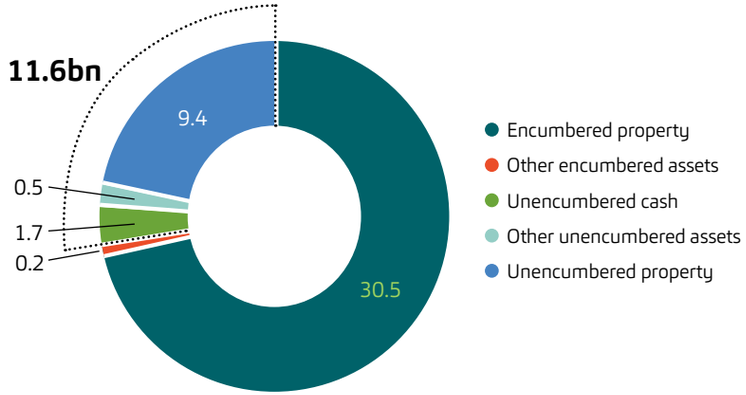
Movement in LTV from 30 June 2025 to 30 June 2026 (%)



Treasury continued

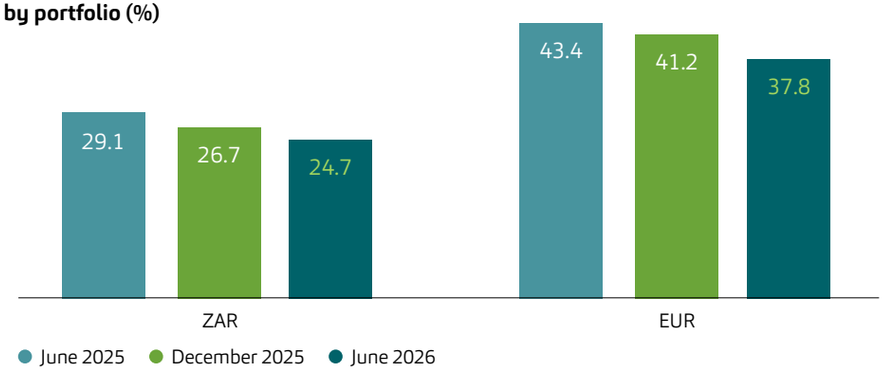
Unencumbered property assets increased to R9.4 billion (post year end) from R8.1 billion in FY2025.

Unencumbered assets (R'bn) (current)



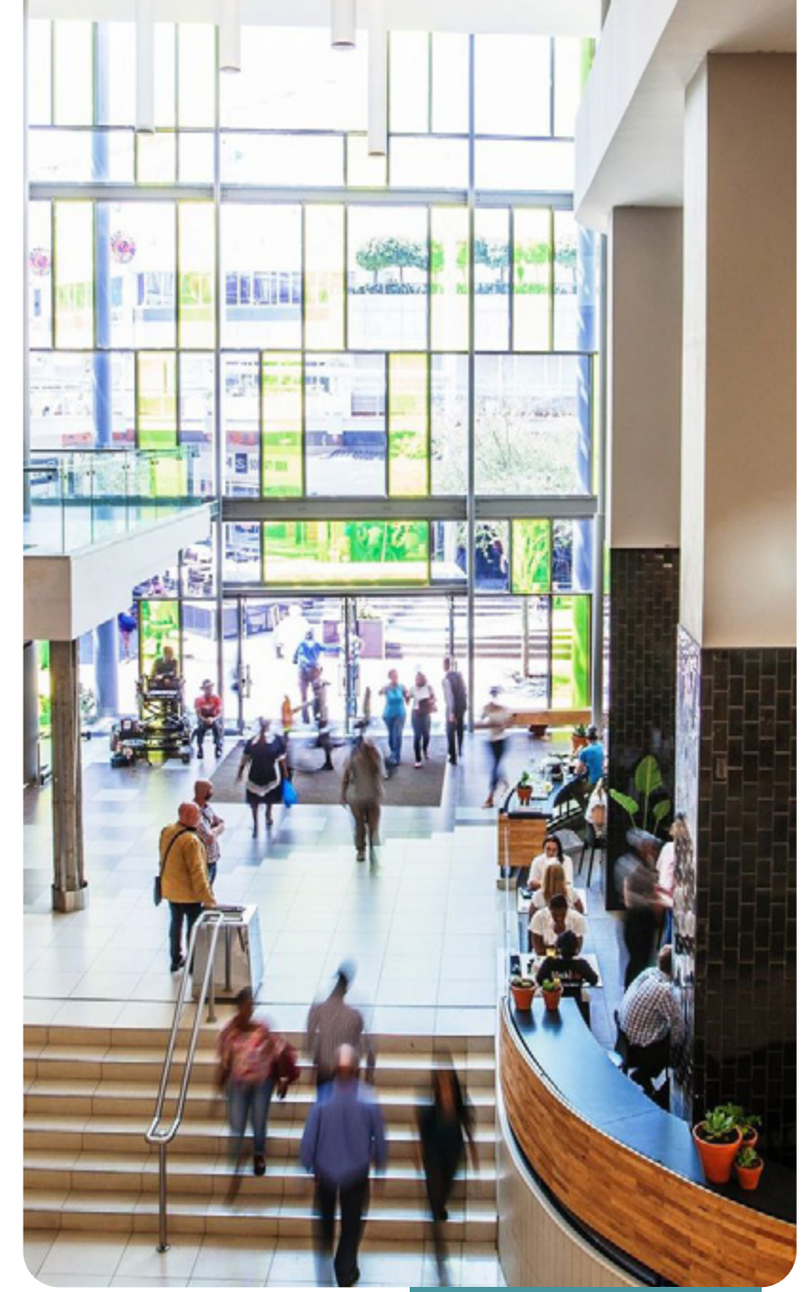
The LTV ratio decreased to 28.5% from 33.6% in FY2025, while the ICR improved to 3.1 times (FY2025: 2.6 times). The lower LTV was driven by the reduction in borrowings and the increase in the values of the investment properties in FY2026.

LTV by portfolio (%)



Subsequent to year end, the LTV ratio increased to 30.6% following the acquisition of Galleria Burgas and the capital raise in July 2026.

In October 2025, GCR affirmed Hyprop's long-term international (BB-) and national (A+), and short-term international (B) and national (A1) issuer ratings, maintaining a stable outlook.



Rosebank Mall, Gauteng, South Africa

Rand borrowings

Rand borrowings reduced from R8.4 billion in June 2025 to R8.0 billion in June 2026.

R1.5 billion of bonds held by banks and DCM investors matured in FY2026, of which R1.25 billion was settled and R250 million refinanced with the holder-bank at a 45 bps lower all-in interest rate. This was Hyprop's first ZARONIA-denominated facility.

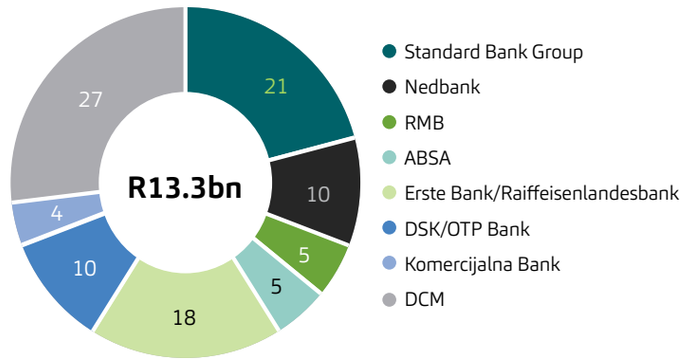
In April 2026, the Group successfully raised R580 million for three-year and five-year terms via a DCM public auction at record-low margins of 94 bps and 111 bps, respectively.

The maturity dates for facilities of R750 million were extended for three years and the margins on the facilities reduced by 43 bps.

The average cost of borrowings at 30 June 2026 was 8.5% compared to 9.0% in the prior year and the average borrowing margin reduced from 150 bps in FY2025 to 137 bps in FY2026. 78% of the ZAR interest rate exposure was hedged, with 85% (by nominal value) of the hedges consisting of interest rate caps and collars.

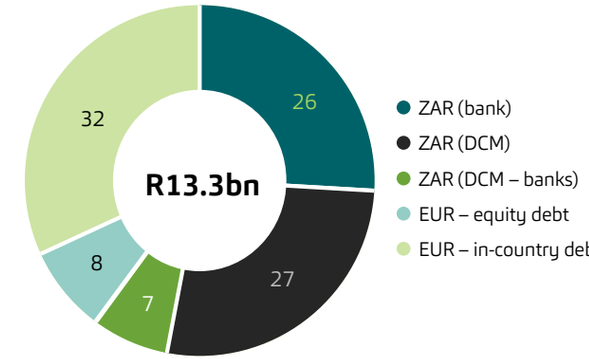
R1.1 billion of Rand term borrowings mature in FY2027. R400 million has been refinanced early post year end at a lower margin and the process to refinance a further R500 million term facility has commenced. The remaining facilities will either be settled from excess cash and/or refinanced via a public auction or private placements.

Borrowings by lender (%)

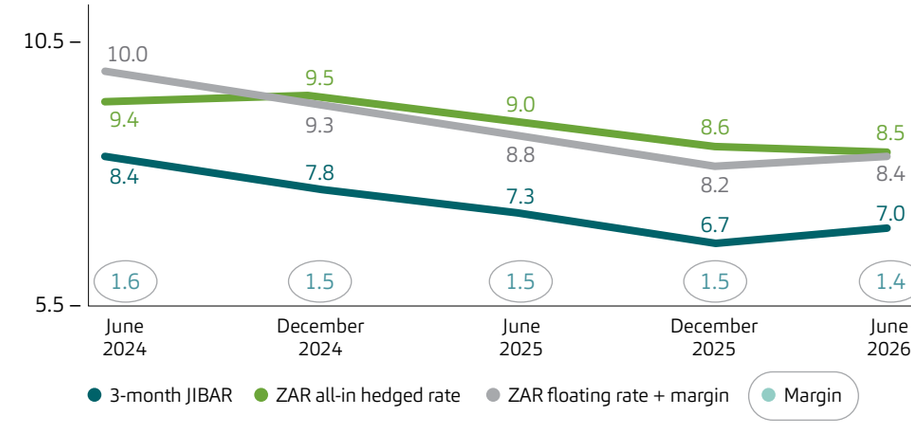


The Company is well advanced in preparing for the transition from JIBAR to ZARONIA and anticipates completing all necessary workstreams prior to the 31 December 2026 JIBAR cessation date.

Borrowings by currency (%)



Interest rate profile – ZAR (%)



Euro borrowings

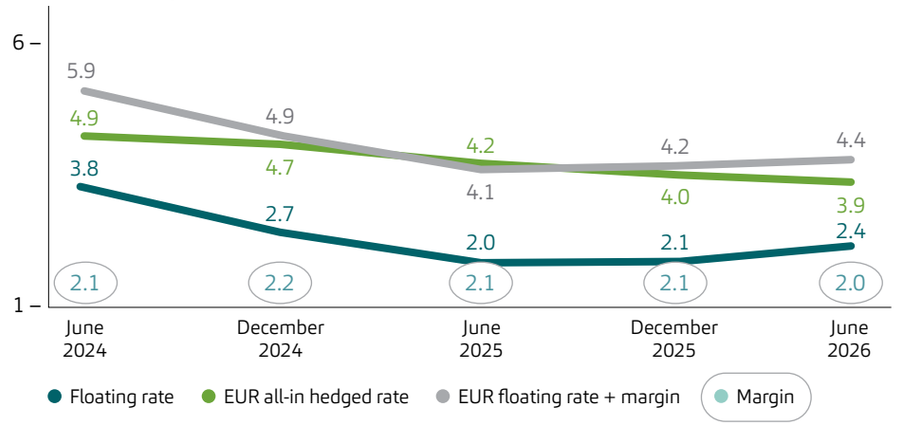
Euro borrowings reduced from €302 million in June 2025 to €284 million in June 2026, driven by the €10 million amortisation of in-country borrowings and a reduction in equity debt term facilities.

Balkan Retail refinanced €20 million of maturing revolving credit facilities (RCF), and settled €15 million of a €50 million equity debt term loan and refinanced the remaining €35 million for 1.5 years at a 90 bps lower margin. AP Retail (Bulgaria) refinanced its €72.5 million term loan, due in December 2026, for seven years at a lower margin.

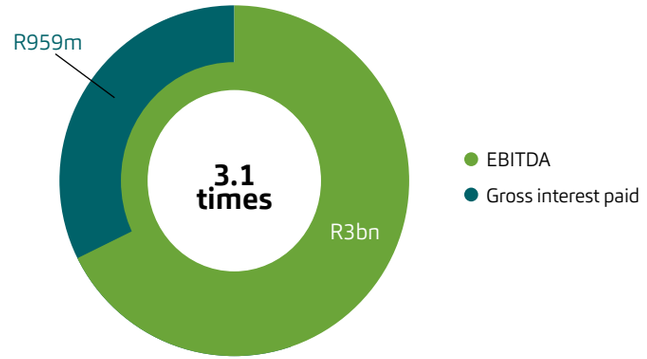
The average cost of borrowings in June 2026 was 3.9%, compared to 4.2% in the prior year, with 81% of interest rate exposure on term borrowings hedged.

The portfolio's LTV decreased from 43.4% in June 2025 to 37.8% in June 2026, due to reduced borrowings and an increase in property values. Following the implementation of the Galleria Burgas acquisition, at the end of July 2026, the EE portfolio's LTV is now 40.7%.

Interest rate profile – EUR (%)

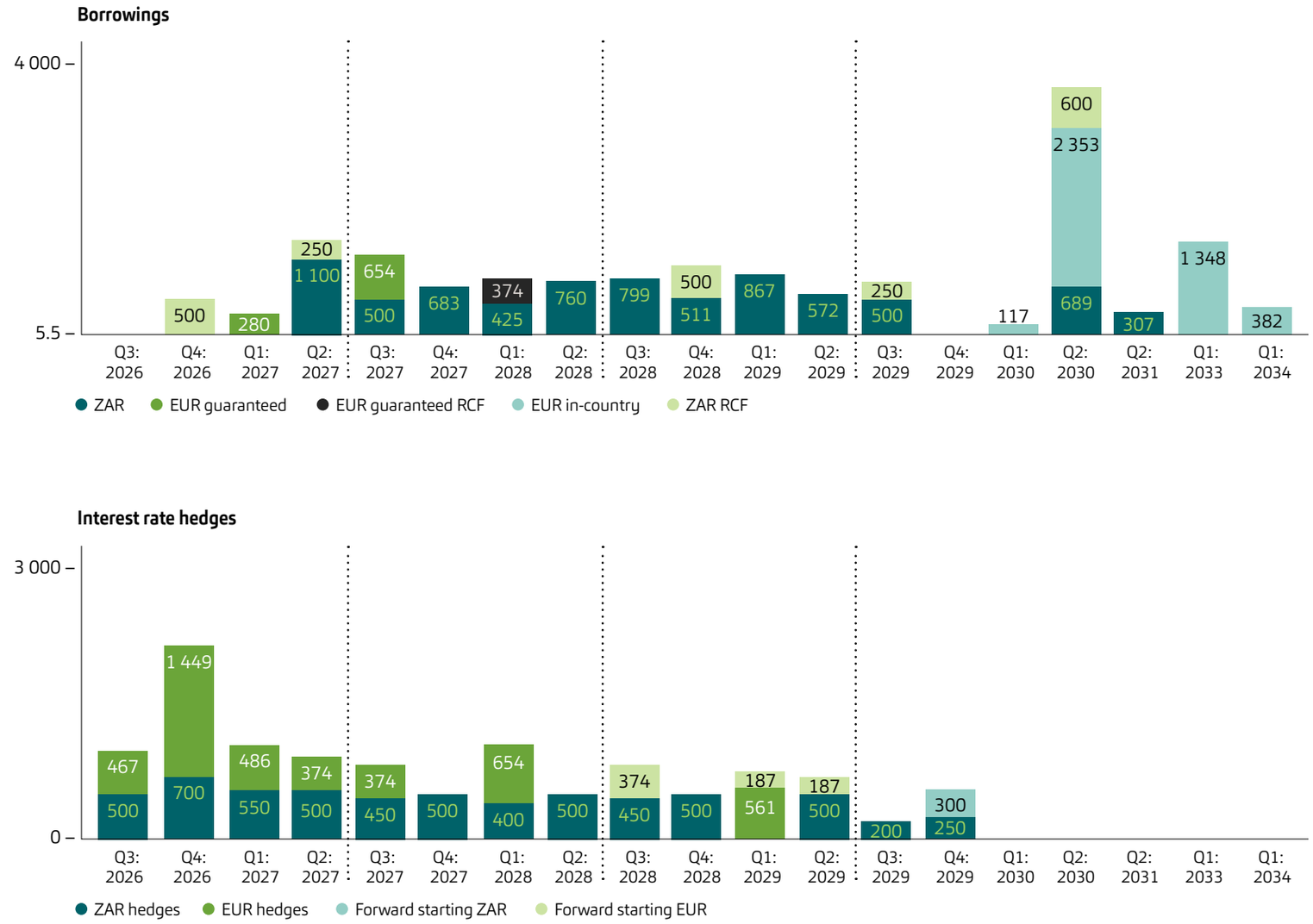


Group ICR





Treasury maturity profiles – Rand equivalent (R'm)



Net asset value

The Group's NAV per share increased by 6.7%, from R61.49 in FY2025 to R65.62 in FY2026, mainly as a result of the increase in the value of the investment property portfolios.

Dividend policy

In line with the dividend policy to distribute 82.5% (previously 80.0%) of distributable income from the SA and EE portfolios, the Board has declared a final dividend of 232.1 cents per share and an antecedent dividend of 0.8 cents per share (in addition to the interim dividend of 117.0 cents and antecedent dividend of 2.0 cents per share), bringing the total dividends declared for the year to 351.9 cents, an increase of 14.4% from FY2025.

The Board will continue to review increasing the dividend payout ratio, with any changes to be communicated with or before the HY2027 interim results.

Outlook and prospects

Despite global economic volatility from ongoing geopolitical tensions, policy uncertainty, and evolving trade dynamics, South Africa's medium-term outlook is improving, supported by structural reforms in energy and logistics, creating a more stable environment for investment. Inflation and interest rate risks may present short-term headwinds, but are expected to abate in time and we remain confident that our dominant, experience-led retail centres will continue to trade well during these times.

Eastern Europe offers attractive risk-adjusted returns, supported by sound macroeconomics, rising wages and EU investment. Bulgaria's euro adoption will further boost investment and integration, positioning the country for further growth.

Prospects for our SA and EE portfolios remain positive, underpinned by dominant assets and resilient tenant and shopper bases. Somerset Mall's Phase 3 and City Center one East's expansions will drive earnings, and long-term competitiveness and total returns. In addition to our organic growth pipeline, we continue to evaluate acquisition opportunities in both South Africa and Eastern Europe that meet our investment criteria and support our long-term growth strategy.

With dominant portfolios, a proven track record and a strong balance sheet, we are well positioned to capitalise on market opportunities and deliver sustainable growth through our newly refined strategic priorities:

1) **Future Ready** - Retail connected to marketplaces and communities
2) **Diversified** - Asset portfolio and geographical focus
3) **Right Fit** - Business capabilities and skills
4) **Balance Sheet** - Health and investment excellence

Building on the significant momentum of the last few years, the Group anticipates an increase of 7% to 9% in distributable income per share from FY2026 to FY2027, based on the following key assumptions:

- Forecast investment property income is based on contractual rental escalations, and market-related renewals;
- Appropriate allowances for vacancies and rent reversions have been incorporated;
- Interest rates remain at current levels and maturing borrowings are refinanced at prevailing interest rates and margins;
- No further deterioration in the SA or global economy;
- No major economic, socio-political or other regional/global disruptions occur;
- No major corporate and/or tenant failures occur;
- Save for the acquisition of Galleria Burgas and July 2026 capital raise, no corporate transactions occur and/or new shares are issued; and
- An average Rand/Euro exchange rate of R19.50/€ (slightly stronger than FY2026's average rate).

Shareholders should note that the guidance above is subject to change, certain assumptions may not materialise, plans may change, and unanticipated events and circumstances may affect the Group strategy or the actions it takes.

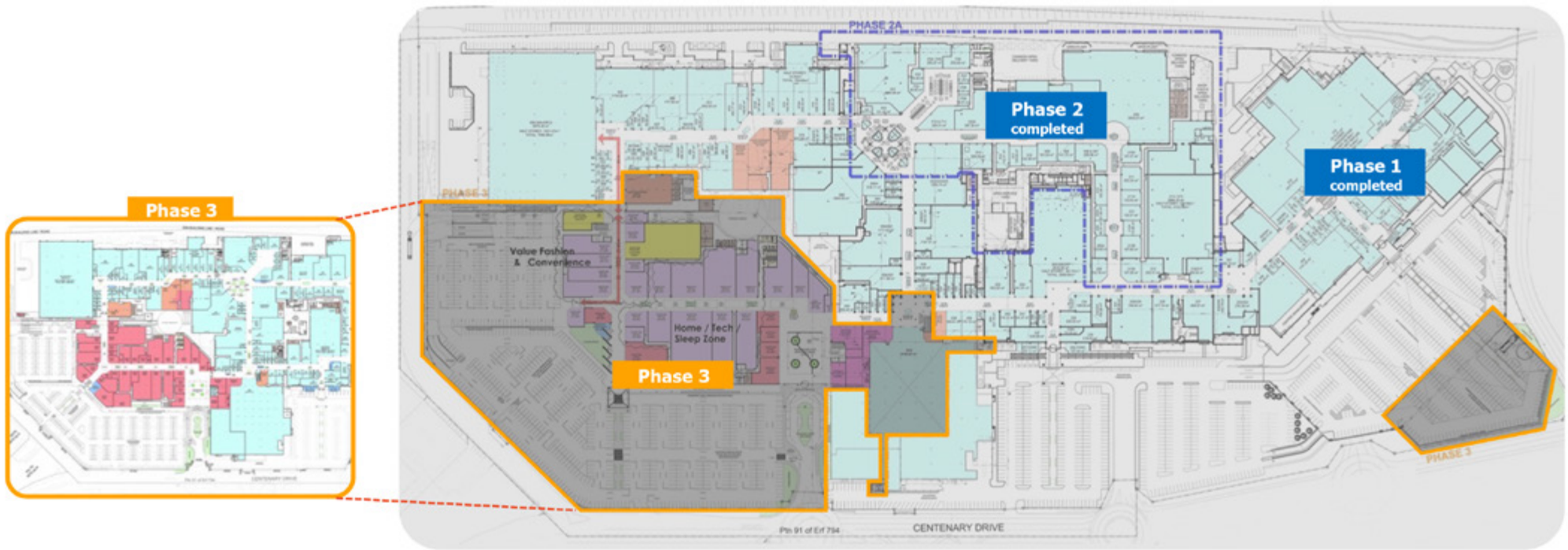
The guidance has not been reviewed or reported on by the Company's auditors.

Future projects

Somerset Mall, Western Cape

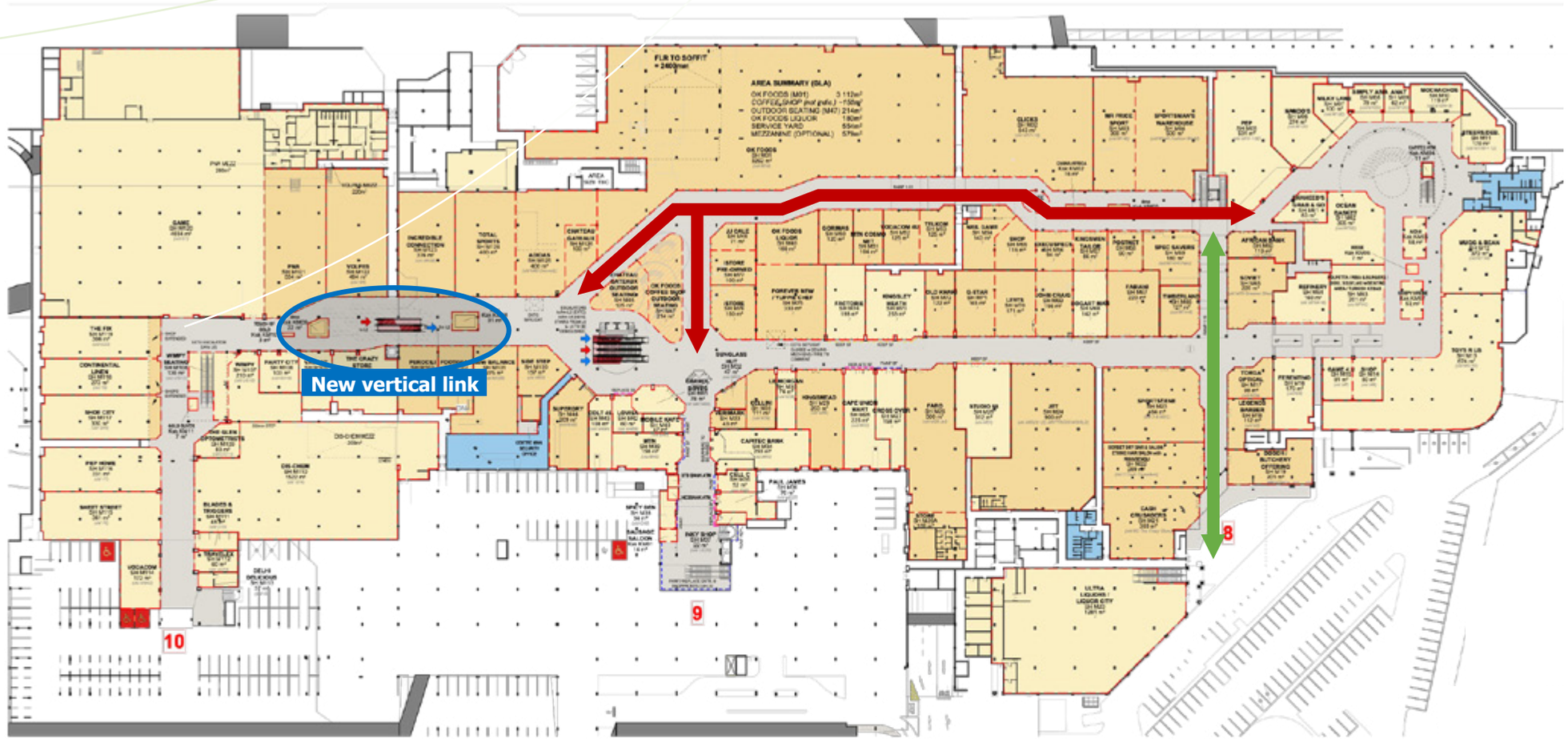
Phase 3 expansion

After Phase 2 expansion	75 500m²
Phase 3 expansion	14 500m²
New total	**90 000m²**



The Glen, Gauteng

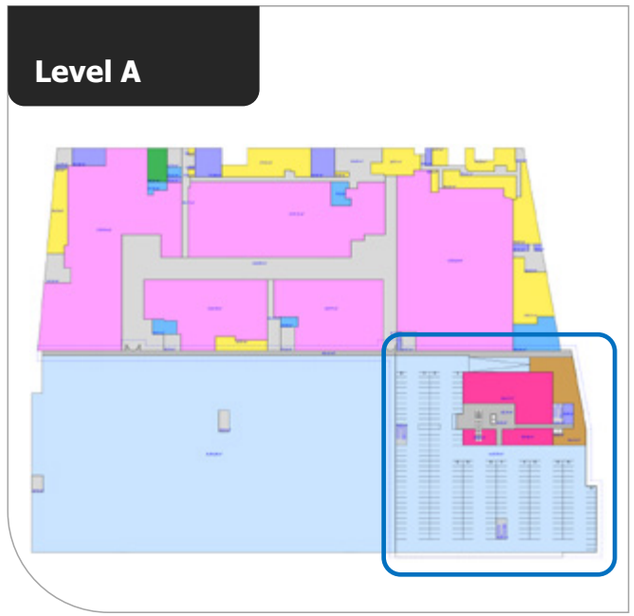
Phase 1 master plan (revised)



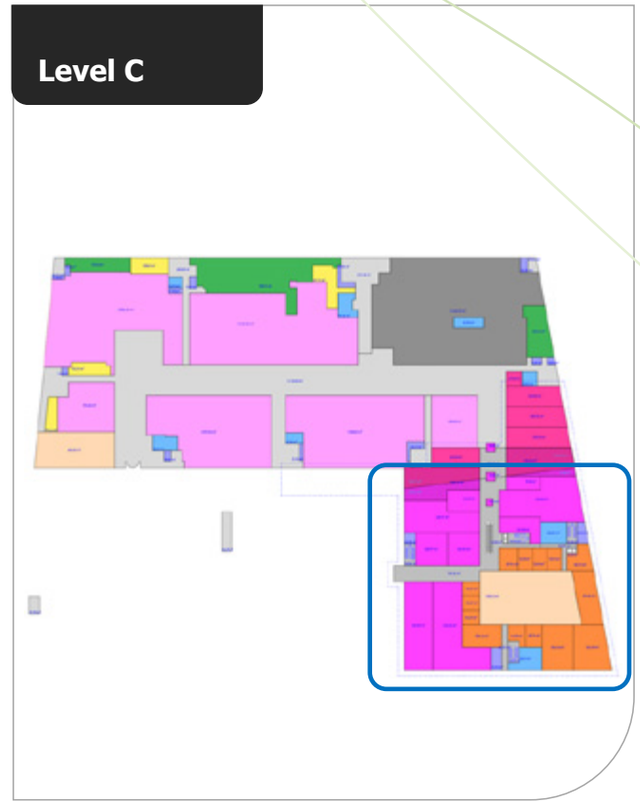
City Center one East, Zagreb, Croatia

14 746 m² expansion

Existing	47 260 m²
Expansion	14 746 m²
New total	**62 006 m²**









The Mall
Sofia, Bulgaria

ESG report



Our approach to ESG

Over the past few years, Hyprop's ESG approach has focused on strengthening our governance processes, addressing infrastructure and social challenges, expanding renewable energy, and optimising waste and water management across our portfolios. In FY2026, we advanced this commitment by introducing our new ESG strategy – a forward-looking view of how we will entrench sound governance practices, use resources more efficiently, make a positive social impact, and build resilient, sustainable retail centres for the future.

Our new ESG strategy

Through our ESG strategy, we aim to clarify, prioritise and align the work we are already doing across environmental, social and governance spheres. By unifying our efforts under a cohesive roadmap, we can ensure that our Board, management and operational teams are completely aligned while strengthening our external reporting to stakeholders. Grounded in execution, this strategy is practical and sustainable – ensuring our commitments are both achievable and measurable over the long term.

This strategy comprises three pillars and nine priorities:

Environment

Improving and maintaining climate-resilient and resource-efficient assets

Our priority areas:

- Energy and water security
- Climate resilience
- Responsible waste management

Read more on page 78.

Social impact

Driving positive social outcomes for stakeholders

Our priority areas:

- HYperformers
- Community upliftment and social impact
- Evolving with shoppers, tenants and community preferences

Read more on page 86.

Governance

Upholding strong governance through transparency and integrity

Our priority areas:

- Responsible governance
- Integrate ESG considerations into acquisitions and disposals
- ESG accountability

Read more on page 104.

Our refined priorities for 2027 and beyond

Improving and maintaining climate-resilient and resource-efficient assets

Hyprop's ESG strategy shifts environmental management from standalone interventions to a unified, data-driven framework. The rollout of solar-PV systems and BESS integration secures grid independence and ensures our portfolios are resilient. Regional decarbonisation roadmaps and climate risk assessments will ensure future capital allocation supports climate adaptation. Furthermore, resource governance will be upgraded through Group-wide water management plans, high-efficiency fixtures and accelerated waste management programmes – embedding sustainability into our asset management lifecycle to protect stakeholder value.

Energy and water security

Targets	Timeframe	Status
Solar-PV systems		
Complete solar installations in our SA portfolio	June 2028	In progress
Install solar-PV systems at City Center one East and City Center one West	Commencing FY2027	In progress
Solar installations at The Mall in Sofia and Skopje City Mall	June 2029	Not started
Building management systems (BMS)		
Complete BMS feasibility assessments for SA centres	Commenced FY2026	In progress
BESS		
BESS installations for SA centres	June 2029	In progress
BESS installation for City Center one East and City Center one West	June 2029	Not started
BESS installation for The Mall in Sofia and Skopje City Mall	June 2031	Not started

Targets	Timeframe	Status
Water strategy		
Water use management plan for the SA portfolio	June 2028	In progress
Water efficiency upgrades		
Fit all eligible centres with 100% low-flush toilets and waterless urinals	June 2028	In progress
Installation of waterless urinals at City Center one East and City Center one West	June 2028	Not started
Install smart water metres across SA portfolio	June 2030	In progress
Transition all centres to air-cooled heating, ventilation and air conditioning (HVAC) systems	Commenced FY2026	In progress
Water resilience		
Equip all Western Cape centres with five-day potable water storage tanks	June 2028	In progress
Complete water saving training at all SA centres	FY2026	Completed

Climate resilience

Targets	Timeframe	Status
Climate risk assessment and planning		
Physical and transition risks assessment for SA and EE portfolios	June 2028	In progress
GHG emission reduction and measurement		
Decarbonisation roadmap for SA and EE portfolios	June 2028	In progress
Replacement of all prohibited refrigerants across the portfolio	Commenced FY2026	In progress

Responsible waste management

Targets	Timeframe	Status
Integrated waste management		
Integrated waste management plans for the SA portfolio to achieve net-zero waste certification	June 2028	In progress
Local procurement		
Prioritise local procurement where possible	Commenced FY2026	In progress

Not started · In progress · Completed

Driving positive social outcomes for stakeholders

Our social impact pillar includes our HYperformers and our community upliftment initiatives, and evolving with shoppers, tenants and community preferences, advancing measurable social progress across key stakeholder groups.

Our HYperformers

The ESG strategy promotes a high-performing workforce equipped to deliver operational excellence and long-term value.

Targets	Timeframe	Status
Training, development and retention		
Completion of leadership programmes by senior and high-potential management in SA and EE	FY2029	●
All middle and junior managers attend management training courses	FY2029	●
Reduce voluntary attrition and underperformance to less than 10% through operational training	Annual[1]	●
Ensure succession plans are in place for all critical senior roles	Annual[1]	●
Talent acquisition and transformation		
Maintain voluntary attrition below 10% through strategic recruitment	Annual[1]	●
Ensure compliance with five-year employment equity targets	June 2031	●
Maintain our Level 2 B-BBEE rating under the current Property Sector Charter	June 2026	●

Community upliftment and social impact

Our CSI philosophy focuses on creating sustainable, long-term impact across three core pillars: education, skills development and community upliftment.

Our new ESG strategy elevates this approach by establishing standardised metrics and robust impact reporting across the Group. Our CSI policy will be adopted early in FY2027. To support stakeholder engagement, we will host dedicated workshops to roll out the strategy and ensure operational alignment across all shopping centres.

Our CSI initiatives are coordinated through the **Hyprop Foundation**, with a focus on projects that create systemic change and sustainable value. We believe it takes a village to uplift a community, and the Hyprop Foundation collaborates with our centres to engage local communities and contribute to and participate in local projects.

Targets	Timeframe	Status
Education initiatives		
Increase the number of university bursaries for property-related studies by one each year	Annual[1]	●
Skills development		
Impact 1 100 beneficiaries in FY2027 with a growth target of 3% per annum thereafter	Annual[1]	●
Community upliftment		
Sponsor R6.5 million in total value in FY2027, combining cash contributions and court space allocation, with a projected growth rate of 5% per annum thereafter	Annual[1]	●

Evolving with shoppers, tenants and community preferences

It is critical for Hyprop to anticipate and respond to evolving shopper, tenant and community preferences to ensure continued relevance and competitiveness.

Targets	Timeframe	Status
Diversification of centre offerings		
Diversification of centre offerings (One centre annually)	Annual[1]	●
Tenant mix optimisation (ongoing)	Annual[1]	●
Golden thread		
Implement the Golden Thread strategy where appropriate (ongoing)	Annual[1]	●

● Not started ● In progress ● Completed

[1] *Commencing in FY2027*

Read more about **how we engage and respond to these stakeholders** on page 25.

Upholding strong governance through transparency and integrity

Governance serves as the backbone of our ESG strategy, driving an organisational culture grounded in transparency, accountability, and robust oversight. As we prepare to align with King V in FY2027, we are strengthening our governance frameworks to embed ESG responsibilities under executive oversight and operational decision-making.

Responsible governance

Targets	Timeframe	Status
Ensure compliance with applicable reporting frameworks and regulatory requirements		
Ensure compliance with King V	June 2027	●
Enhance external reporting disclosures		
Identify the appropriate frameworks to align with	May 2026	●
Gap analysis against the requirements of IFRS S1 and S2, as well as the Integrated Reporting Framework	May 2027	●
Commence implementation of selected sustainability frameworks	Commencing FY2028	●
Conduct regular governance and Board effectiveness reviews		
Conduct a Board effectiveness review bi-annually	June 2028	●
Hyprop employees complete ethics training	June 2028	●

Strategic ESG decision-making

Targets	Timeframe	Status
Integrate ESG considerations into decision-making on acquisitions and disposals		
Include ESG considerations in property acquisitions, disposals and major expansions	June 2027	●

ESG accountability

Targets	Timeframe	Status
Link ESG performance to incentives		
Link executive remuneration to ESG outcomes	November 2027	●
Enhance oversight		
Assign ESG owners and reporting structures	November 2027	●
Transparency and disclosure		
Prepare data collection and validation for internal ESG data assurance	June 2027	●
Explore possibilities of external ESG data assurance	June 2027	●

● Not started ● In progress ● Completed



Clearwater Mall, Gauteng, South Africa

Our environment

In FY2026, Hyprop's environmental strategy focused on three pillars:

1 **Strengthening energy resilience**

2 **Improving water security**

3 **Advancing waste circularity**

These initiatives are delivering measurable operational benefits across the portfolio – including reduced utility risk and cost, improved continuity of operations and stronger resource efficiency.

Advancing our approach to environmental management

Managing our environmental impact is no longer just about operational efficiency; it is about strategic foresight. As the global business landscape, regulatory environments and climate science evolve, so too must our approach to environmental stewardship. To ensure the long-term viability and competitiveness of our portfolios, we are expanding our strategic focus to address the broader, systemic impacts of climate change.

Driven by our new ESG strategy, we will introduce climate resilience as the fourth pillar of our environmental focus in FY2027, marking a shift from managing our environmental footprint to proactively future proofing our business.

How Hyprop's new ESG strategy will drive our environmental impact

Hyprop's ESG strategy moves the Group beyond siloed environmental projects towards a unified, data-driven approach to protect the portfolio's long-term value. Central to this shift is the continued roll out of renewable energy projects across the Group's SA and EE portfolios, supported by BESS where feasible.

Alongside these infrastructure investments, the Group is conducting physical and transition climate risk assessments across both portfolios, using the insights to inform capital allocation, risk management and asset management decisions. Resource management is also being tightened through Group-wide water use plans, the standardisation of high-efficiency fixtures and the accelerated delivery of integrated waste management plans.

By consolidating these initiatives under a cohesive ESG strategy, Hyprop is embedding environmental sustainability into how it manages, maintains and invests in the Group's assets – thereby protecting stakeholder value as regulatory demands and climate pressures continue to evolve.



Anticipated challenges include:

- Substantial upfront capital is required to integrate advanced technologies such as solar-PV and BESS into existing properties while ensuring viable financial returns
- Navigating divergent regulatory frameworks requires balancing strict European environmental mandates and evolving South African environmental legislation

How Hyprop's new ESG strategy will drive our environmental impact continued

Solutions must remain pragmatic and locally tailored to address regional economic and infrastructural realities.

	Initiatives	Benefits
Energy security	• Roll out solar-PV across the SA portfolio and phased installations in EE • Feasibility studies and phased installation of BESS where feasible	• Protecting the portfolios from unreliable municipal grids and escalating energy tariffs • Combining renewable energy generation with battery storage ensures continuous, low-carbon operations during outages, forming the foundational infrastructure required to achieve long-term Scope 1 and 2 emission reductions and regional energy independence
Water security	• SA-wide water consumption management plans • Five-day water backup systems for retail centres in the Western Cape • Smart water metering across our SA portfolio • High-efficiency fixtures across SA and EE centres	• Transitioning water governance from estimation to auditable, real-time data to enable proactive leak detection and precise conservation • Ensuring operational continuity during municipal outages through efficiency upgrades and alternative backup supplies, strengthening long-term resilience
Waste management	• Roll out a comprehensive integrated waste management plan (IWMP) across the SA portfolio • Implement improved waste management practices in the EE portfolio	• Bypassing the limitations of municipal waste-sorting infrastructure by institutionalising private, on-site diversion and recycling protocols • Ensuring compliance with tightening local waste legislation, reducing landfill reliance, and actively driving down Scope 3 emissions as part of the broader circular economy strategy
Climate resilience	• Develop a comprehensive physical and transition climate risk assessment across the portfolios • Formalise decarbonisation roadmaps for SA and EE centres	• Embedding climate risk into long-term capital allocation and strategic planning • Proactively aligning the Group with evolving environmental regulations and evolving South African carbon legislation, future-proofing property valuations against physical climate risks and regulatory transition risks

Our achievements in FY2026



- Completed **large-scale solar-PV** and **BESS** projects at three centres
- Installed **potable water backup storage tanks** in the Western Cape and Gauteng
- Continued our **water monitoring and consumption-training** programme across all centres
- Achieved five **NZW certifications**, with another two achieved since year end



- In the process of obtaining the required **regulatory approvals** to commence with rooftop **solar-PV installation** for City Center one West
- **LED lighting upgrades** completed across the portfolio
- Completed passive thermal management and retrofitted skylights with **solar control foil** to reduce solar heat gain at The Mall
- Concluded agreements to install **electric vehicle (EV) charging stations** at City Center one West and City Center one East in addition to EV charging stations at The Mall

Focus areas for FY2027

- Advancing solar-PV projects and BESS feasibilities
- Executing water resilience and efficiency upgrades
- Operationalising an integrated waste management plan
- Formalising climate risk assessments and transition action plans
- BREEAM re-certifications for four centres in EE
- Galleria Burgas environmental audit

Strengthening energy resilience

The continued increase in energy prices above inflation places pressure on property operating costs and impacts the Group's overall financial performance. This highlights the need to prioritise effective energy management and reduce energy consumption. We remain focused on improving energy efficiency, enhancing resilience and advancing the transition to more sustainable energy solutions across our portfolios.

As a result of establishing a specialist internal energy management committee, Hyprop managed to limit the increase in electricity costs for grid-supplied energy to 9% in FY2026 – against a National Energy Regulator of South Africa-approved increase of 12.75% – and maintained a 130% recovery ratio, which was the result of solar-PV and BESS savings, and recoveries from tenants.

Our achievements in FY2026

Generated 25 181 338kWh (FY2025: 23 760 833kWh) (14% of total electricity consumption)

Completed Phase 2 of **solar-PV** at The Glen increasing capacity to **3 205kWp**

Completed Phase 2 of **solar-PV** at Hyde Park Corner increasing capacity to **946kWp**

Completed **solar-PV** at CapeGate **4 991kWp***

** From August 2026*

Our extensive investigation into energy wheeling concluded that self-financed solar-PV, supplemented by alternative technologies such as BESS, offers the most feasible long-term energy solution for the Group.

We continue to upgrade the building management systems (BMS) for each centre in SA, with the BMS upgrade for Rosebank Mall completed during the year. Feasibility studies are underway to upgrade the BMSs at two other centres during FY2027. These upgrades will provide better control over several operational systems, including energy and water consumption, as well as various mechanical systems.

The Rosebank Mall hybrid energy system delivered savings in FY2026. We completed solar-PV and BESS systems at Hyde Park Corner during the financial year, with project feasibility studies being prepared for hybrid energy systems at other retail centres in FY2027.

SA portfolio

Solar-PV capacity per centre

Centre	2025 (kWp)	Installed in 2026 (kWp)	Total capacity (kWp)
Clearwater Mall	5 717	–	5 717
Woodlands	5 296	–	5 296
The Glen	1 099	3 205	4 304
Hyde Park Corner	384	946	1 330
CapeGate*	–	4 991	4 991
Rosebank Mall	1 891	–	1 891
Table Bay Mall	4 386	–	4 386
Total actual installed	**18 773**	**9 142**	**27 915**

** From August 2026*

BESS capacity per centre

Centre	2025 (MWh)	Installed in 2026 (MWh)	Total capacity (MWh)
Hyde Park Corner	–	6	6
Rosebank Mall	7	–	7
Total actual installed	**7**	**6**	**13**

Looking ahead

We will continue improving energy resilience across the portfolio by enhancing utility management and online metering capabilities. To diversify energy supply and reduce grid reliance in FY2027, solar-PV will be installed at Canal Walk (7 670kWp capacity), with solar-PV and BESS added at Somerset Mall (5 040kWp capacity). BESS feasibility studies have been completed for five centres, with another two underway.

Improving water security

Recognising the critical importance of water security in SA, Hyprop's water management strategy mitigates municipal supply risks through advanced monitoring, infrastructure upgrades and active stakeholder collaboration.

Our achievements in FY2026[1]

Reduced water consumption by 7% in SA

R1.4 million saved

Saved 51 394kL equivalent to 20 Olympic-sized swimming pools

Installed **potable water backup storage tanks** in the Western Cape and Gauteng centres

Received a **B- score** from the **Carbon Disclosure Project** (FY2025: C- score)

[1] *The financial savings are not necessarily proportional to the percentage reduction in consumption, as the financial metrics include the effect of tariff changes.*

Our water management strategy

By partnering with specialist water consultancies to train tenants and employees, we have provided 443 trained water stewards across our SA portfolio over the past two years and achieved a 51 394kL reduction in the SA portfolio water consumption during FY2026. Building on recently completed water audits, our next phase will focus on further engagements with our tenants and installing high-efficiency fixtures to reduce consumption at the source. We improved our operational resilience to supply disruptions by installing back-up storage tanks at centres in Gauteng and the Western Cape (completed after year end).

In our EE portfolio, seasonal droughts continue to place mounting pressure on ageing municipal water systems – reinforcing the need for proactive demand-side management. In response, the Group is extending our water governance framework across EE by standardising high-efficiency fixtures as bathroom upgrade projects are undertaken.

Ultimately, both our SA and EE portfolios will align under a consistent, forward-looking approach to water stewardship.

Looking ahead

Hyprop will continue to improve equipment and infrastructure to enhance water resilience across the portfolios and manage demand. Key initiatives include replacing water-cooled heating, ventilation and air conditioning (HVAC) systems with air-cooled alternatives across SA centres, and expanding online water meters with automated alerts to detect leaks and abnormal consumption early. We are also developing centre-specific water strategies for our SA portfolio.

Advancing waste circularity

Hyprop's approach to waste management reflects our commitment to environmental stewardship, resource efficiency and operational excellence. By minimising the environmental impact of waste, we enhance stakeholder trust while supporting the long-term sustainability of the Group and our surrounding communities.

Our achievements in FY2026

- Seven centres received in **NZW certifications**
- Increased **recycling rate** to **80%** (FY2025: 78%)
- Registered Table Bay Mall's waste yard for **compliance** with the Western Cape's waste ban legislation

Our integrated waste management plan

Hyprop is committed to achieving NZW across our SA portfolio. This target is supported by data-driven waste segregation and rigorous auditing to continuously improve recycling and landfill diversion rates. The Group also proactively aligns with evolving regional legislation, implementing organic waste separation and composting solutions across Western Cape centres in response to local landfill bans.

In FY2026, Canal Walk, Woodlands, Somerset Mall, CapeGate and The Glen achieved NZW certifications from the Green Building Council of South Africa. Table Bay Mall and Clearwater Mall also secured certification after year end, bringing the portfolio total to seven – the highest in any single portfolio in the country. The SA portfolio has consistently recycled an average of at least 70% (by weight) of total waste.

Recycling processes on the EE portfolio are less advanced than in SA mainly due to inadequate recycling facilities provided by municipalities.

Our waste recycling performance in SA

Total waste generated
6 659t
↑ 2% from FY2025

Recycling weight
5 305t
↑ 3% from FY2025

Disposal weight
1 354t
↓ 4% from FY2025

Recycling rate
80% (by weight)
↑ 2% from FY2025

Organic (food) waste
separated and recycled
1 291t
↑ 14% from FY2025

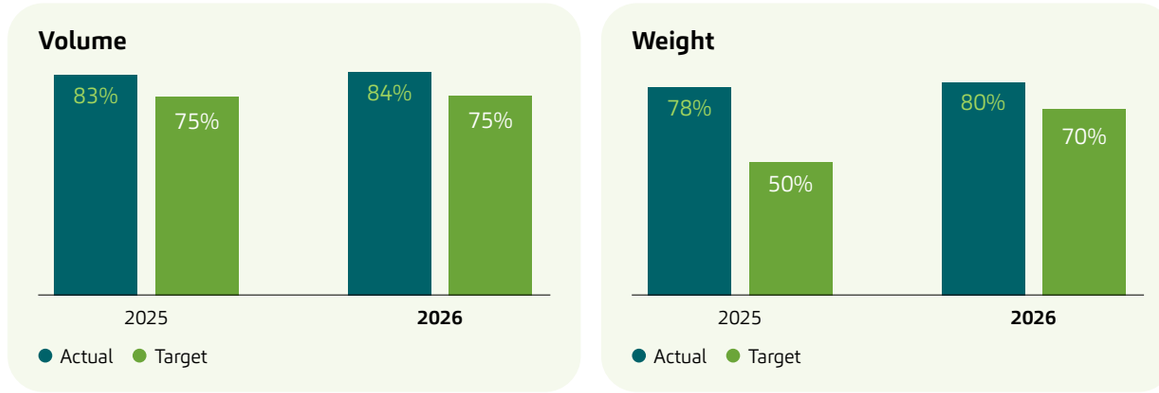
Carbon savings
Organic waste recycling
930MTCO$_2$e
↑ 14% from FY2025

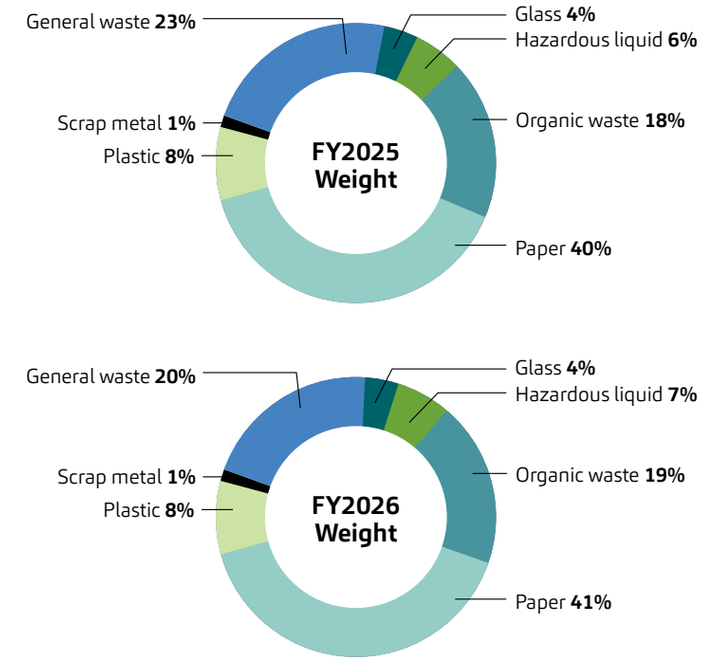
Advancing waste circularity continued

Our recycling performance showed sustained year-on-year improvement, with 5 305t of waste diverted for recycling in FY2026, an increase of 3% from FY2025. Consequently, the recycling rate by weight increased from 62% in FY2023 to 80% in FY2026, demonstrating significant progress towards circular economy and waste diversion objectives.

Operational recycling activity also remained strong, with 9 302 collection loads managed during FY2026. Recyclable material volumes increased to 96 385m^3, up from 69 091m^3 in FY2023. Recycling by volume improved steadily over the four-year period, reaching 84% in FY2026, up from 79% in FY2023. These results reflect continued improvement in waste minimisation, enhanced recycling initiatives, and a sustained focus on reducing landfill disposal across the SA portfolio.

Actual recycling performance (% of total waste recycled)





Our waste profile remained largely stable between FY2025 and FY2026, with paper continuing to be the largest waste stream, increasing marginally from 40% to 41% of total waste by weight. General waste decreased from 23% to 20%, indicating improved waste diversion efforts, while organic waste rose marginally from 18% to 19%. Plastic (8%), glass (4%) and scrap metal (1%) remained unchanged, while hazardous liquids increased slightly from 6% to 7%. Overall, the waste composition reflects a continued focus on recycling and resource recovery, with a reduction in general waste and a greater proportion of recyclable and organic materials being managed through diversion initiatives.

Looking ahead

We will focus on meeting the eligibility criteria for NZW certification for Rosebank Mall and Hyde Park Corner. To this end, we will continue to strengthen waste separation at source, improve tenant participation and awareness, enhance waste data quality and monitoring and increase the diversion of recyclable and organic waste from landfill through collaboration with waste service providers and stakeholders.

Hyprop will also continue prioritising the responsible management of organic (food) waste across our SA retail centres through source separation by food and beverage tenants, with organic waste collected and transported to licensed composting facilities. This approach supports our sustainability objectives while ensuring compliance with applicable legislative requirements.

For the EE portfolio, we will explore initiatives to improve waste management systems and recycling rates, where possible.

Climate resilience

We initiated climate risk assessments across our portfolios, which will be finalised during FY2028. Following these assessments, we will develop a climate transition plan, with completion targeted for FY2029. This plan integrates climate considerations into our Group risk management, capital allocation and day-to-day asset management strategies. By addressing our climate vulnerabilities and identifying climate-related opportunities, we are safeguarding long-term property values and ensuring the enduring resilience of our portfolios.

Carbon emissions

We continued to track our Scope 1, 2 and 3 emissions internally and maintained our annual CDP climate disclosure reporting.

By implementing energy-saving projects, such as solar-PV plants, we reduced our energy consumption and Scope 1, 2 and 3 carbon emissions. We had a drive to achieve NZW and achieved certification for seven of our retail centres, which reduced our waste-to-landfill component. By focusing on replacing and phasing out R22 refrigerant gas, we are reducing our refrigerant gas carbon footprint.

SA and SSA

Scope 1 (tCO_2e)

↓ **29.7%** year-on-year decrease

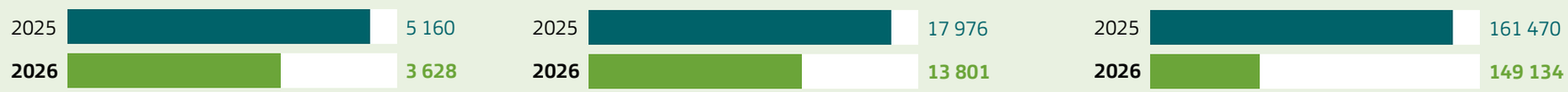
Scope 2 (tCO_2e)

↓ **23.2%** year-on-year decrease

Scope 3 (tCO_2e)

↓ **7.5%** year-on-year decrease

Carbon emissions[1]



[1] *The FY2025 figures included Ikeja Mall in Nigeria for three months until it was sold in September 2024.*

The continued rollout and implementation of solar-PV plants at our retail centres has contributed to a significant reduction in carbon emissions.



Our social impact

At Hyprop, our purpose – creating spaces and connecting people – is both an external and internal commitment. It shapes how we nurture, inspire and support our people (HYperformers), deliver measurable social impact and engage with our shoppers, tenants and communities.

Our social priorities

Underpinned by our culture statement, "Together we make it happen!", we foster an environment of belonging, teamwork and shared accountability. Through our new ESG strategy, we will drive social value through integrated talent management and targeted CSI initiatives – ensuring our business remains a force for positive change across all our operating regions. Beyond our workforce and community efforts, shopper and tenant preferences inform how we shape and diversify each centre's offering.

HYperformers

Building a high-performing workforce equipped to deliver operational excellence and long-term value.

Community upliftment and social impact

Delivering measurable social impact through targeted education and community upliftment initiatives.

Read more on page 93.

Evolving with the preferences of our shoppers, tenants and communities

Anticipate and respond to evolving preferences among shoppers, tenants and communities to ensure continued relevance and competitiveness.

Read more on page 76.

Our HYperformers

Over the last few years, Hyprop's approach to talent management has evolved into a strategic people function. Initially, we focused on laying the foundations – including reviewing core policies to align them with market practice, and strengthening the capability of our human resources (HR) function. In FY2026, we introduced frameworks and tools, including a simplified performance appraisal process, a talent recognition framework, culture transformation work, development planning, and leadership and management development programmes.

We aim to create spaces where HYperformers connect to perform, learn, grow and realise their potential.

Moving forward, we remain focused on embedding our updated frameworks, refining core people practices and driving deeper engagement with our purpose, culture and identity as HYperformers. In doing this, we integrate the Group's strategic priorities across the entire employee lifecycle, from recruitment, onboarding and continuous development to wellbeing, performance management and succession planning.

Read more about **our new ESG strategy** on page 74.

What we focused on in FY2026

- Building capabilities at respective employee levels through personal development plans:
  - **Senior management:** building leadership and supporting capabilities, including negotiation, change management, leading and influencing teams and fostering an environment that supports our culture
  - **Middle management:** building team capabilities, including performance management, managing discipline, problem-solving and team cohesion
  - **Employees:** developing distinctive capabilities for the respective functional areas, such as finance, leasing, marketing and operations
  - **Entry level development:** providing opportunities at the grassroots level, such as learnerships and a graduate programme. We intend to develop skilled individuals that we can absorb into the Group, creating sustainable employment pathways
- Identifying successors for key and critical roles, considering the internal and external markets
- Advancing employee equity by building a diverse workforce, including identifying potential designated talent and building their readiness for senior roles

Our achievements in FY2026

1. Enhanced leadership engagement platforms
2. Implemented a new long-term incentive (LTI) platform
3. Increased investment in training and development
4. Embedded our aspirational culture
5. Launched our graduate programme and the management development programme
6. Absorbed learners into the business to create meaningful opportunities
7. Designed the optimal workforce structure

Opportunities to drive excellence

- Addressing change fatigue
- Ensuring role clarity to drive performance
- Identifying skilled talent at senior levels
- Clarifying expectations and closing communication gaps
- Integrating diverse talent into the workforce



Looking forward

- Monitoring performance against the Group's employment equity targets, as well as the skills development spend related to our B-BBEE strategy
- Reviewing succession plans
- Implementing the optimal organisational structure
- Identifying clear and measurable milestones to ensure we achieve the long-term goals of our ESG strategy, including implementing reporting structures to monitor our progress
- Creating a framework to monitor progress made on HR practices in our EE operations

Our employee profile*

Total workforce
262 people
(FY2025: 316)

- 245 **full-time** employees **(FY2025: 285)**
- 17 **contract workers** **(FY2025: 24)**

226 employees **in SA**
(FY2025: 272)

36 employees **in EE**
(FY2025: 44)

12 **women in leadership**
(FY2025: 13)

Average age
43
(FY2025: 43)

13 employees **living with disabilities**
(FY2025: 9)

7 **ACI**** employees in **leadership**
(FY2025: 10)

** Including permanent and contract employees, unless otherwise indicated.*
***ACI includes African, Coloured and Indian employees.*

More details on our employees' demographics are available in our FY2026 ESG Data Pack on our website.

Building a culture for growth

We empower our people by fostering a culture that drives growth, builds a sense of belonging and ensures strategic alignment with Hyprop's long-term vision. Using data from our FY2025 employee culture survey – as well as information gathered through prior years' surveys – we embarked on a culture transformation journey that focused on facilitating learning opportunities and creating psychological safety, trust and credibility within our workspaces – supported by solution-driven behaviours.

Our culture statement "Together we make it happen!", encapsulates our identity as a united team – highlighting our collective resilience, commitment to excellence and ability to overcome challenges together.

In pursuit of achieving our aspirational culture and building an optimal business, Hyprop's South African and European leadership teams convened in June 2026 at our annual Lead, Inspire and Transform conference to further galvanise our strategic alignment and purpose, reflect on the Group's achievements and plan for the future. As part of our engagement during the event, we reflected on Hyprop's culture transformation journey, reviewed the Group's organisational structure and measured ourselves against our leadership identity principles:

1. **Fostering "one Hyprop"**
2. **Building trust**
3. **Getting things done**
4. **Continuously improving Hyprop**

Our values define who we are and will continue to guide how we collaborate, innovate and engage with stakeholders. By articulating each value and its associated actions, we enable all HYperformers to embody our culture daily and deliver on our purpose.

Read more about **our values** on page 7.

HYPROP

- Home
- About our IAR
- Hyprop at a glance
- Our value creation context
- Our performance
- ESG report
- Remuneration report
- Financial statements
- Glossary

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How we engage with our employees

Open communication is central to our workplace ethos and key to building strong connections with our employees. We foster consistent, meaningful dialogue across accessible and inclusive platforms.



Employee forums

Senior leaders continuously engage with teams through formal discussions, team building initiatives and informal touchpoints.

Through quarterly employment equity forums, employees and leaders collaborate, share ideas and provide feedback. These forums help drive progress towards our employment equity targets while fostering workplace inclusion.



Employee communication

Clear communication flows through various channels, including email, the intranet, Viva Engage and executive-led Coffee@Hyprop gatherings. The Coffee@Hyprop sessions bring employees together to review business performance, celebrate team wins, discuss wellness initiatives and stay up to date on Group-wide matters.

A highlight of Coffee@Hyprop is the HYperformer Award, during which employees nominate peers who go above and beyond. Winners are selected by a dedicated committee of employees from across the business.



Employee events

Annual year end events allow us to acknowledge our people's dedication, mark milestone service anniversaries, and spotlight standout achievements.

During FY2026, we celebrated 31 long-service recipients and awarded nine Hyprop Excellence Awards to teams and individuals driving strategic projects and significant performance enhancements, reinforcing our commitment to recognising excellence.



Employee platform

The employee self-service platform empowers our HYperformers by providing easy access to personal information, such as payslips and IRP5s, while automating HR processes such as leave applications to reduce delays in task completion.



Looking ahead

Looking ahead, we will have an annual engagement survey to monitor how our employees experience their work environment, highlighting what is going well and what areas we need to improve to maintain a conducive work environment.

Read more about **our HYperformers' needs and expectations** on page 29.

Maintaining an ethical culture

We cultivate a culture of vigilance, empowering employees to act with uncompromised integrity, comply with financial regulations and report concerns without fear.

In addition to our values, our Code of Conduct and Ethics support an ethical work culture that is transparent, respectful, non-exploitative, fair and dynamic. This code fosters open and constructive dialogue with management, encourages involvement in decision-making and ensures safe working conditions for everyone. In FY2026, we reviewed our Code of Conduct and Ethics and consolidated our discrimination and harassment policies and disciplinary code under it.

Fraud poses a critical threat to our brand, reputation and financial integrity, and we maintain a zero-tolerance approach and act decisively against any wrongdoing. Supported by a robust whistleblowing policy, employees are expected to uphold high ethical standards and proactively report compliance breaches through protected channels.

To ensure total impartiality, employees can access an anonymous Hyprop Ethics Line, overseen by the Social, Ethics and Sustainability Committee. In FY2026, all 11 reported incidents were thoroughly investigated and resolved by management, underscoring our commitment to transparency and decisive action. We also introduced an online whistleblowing platform for our operations in EE.

Read more about **Hyprop's approach to managing ethics** on page 108.

Managing our talent

Employee acquisition, retention and attraction

Blending fresh perspectives with deep institutional knowledge fuels innovation, drives robust problem-solving and builds our corporate intellectual capital. We welcome new talent with diverse capabilities to complement our experienced teams. The Group has low employee turnover in critical and specialised roles, maintaining operational continuity and keeping us firmly aligned with our long-term strategic goals.

Following a period of organisational change that led to higher employee turnover, Hyprop is steering voluntary attrition toward a target of below 10%. While natural staff movement is expected, our core focus is protecting key talent and scarce skills. The strategic outsourcing of select services and the disposal of a 50% undivided share in Woodlands largely accounts for the increase in employee turnover for FY2026.

Average tenure	Total employee retention rate
8.6 years	**85%**
(FY2025: 8.5 years)	**(FY2025: 91%)**

We foster internal career growth while balancing talent acquisition through strategic external appointments. To build an aspirational workplace culture and deliver on our Group targets, we use rigorous psychometric and operational assessments when recruiting for senior and strategically critical roles.

We continually evaluate employee skills against our strategic priorities, ensuring we retain the right talent to power sustainable growth. Supporting our commitment to internal career development, 11 employees earned promotions and nine successfully transferred across the Group and centres during the year.

Succession planning

Succession planning sits at the heart of our risk management and talent development strategies. By combining targeted growth initiatives with internal mobility, we build a robust, diverse talent pipeline, prioritising designated groups to ensure seamless continuity in key roles. We fuel this momentum across every career stage: leadership programmes for senior management; technical, management and interpersonal skills training for mid-level managers; and structured skill-building for support teams – all backed by continuous coaching and mentorship.

Training and development

Skills assessments guide our investments in development initiatives at individual and Group level, ensuring targeted learning that drives transformation and supports operational goals. These initiatives enhance our employees' knowledge and skills base, drive growth, encourage further education and support employment equity.

Learnerships and accredited qualifications are vital to our transformation roadmap. In FY2026, 11 employees enrolled in degree, diploma or trade programmes (FY2025: 13), with training focused on leadership, compliance and customer service to support core business strategies.

We facilitated the third annual customer service training programme for our employees in SA. The programme reinforces our service excellence culture and strategic principles, equipping our front-line HYperformers to deliver an exceptionally consistent Hyprop experience to our shoppers, tenants and other stakeholders, thereby reinforcing our Golden Thread initiative.

R4.8 million
total investment in learning and development
(FY2025: R4.7 million)

Training investment by gender:

Male
R2.2 million
(FY2025: R2.5 million)

Female
R2.6 million
(FY2025: R2.2 million)

107
employees received formal training

To further strengthen leadership, we rolled out another iteration of the HYperformer leadership programme in FY2026. This initiative empowered 9 senior managers and high-potential managers (FY2025: 11 senior managers) to sharpen key technical and behavioural competencies tailored to Hyprop's evolving requirements.

In FY2026, Hyprop introduced the Lead Me, Fundamentals of Management programme to further develop middle management capabilities. Nine cohorts across various teams completed the programme, strengthening our leadership pipeline within the business.

Building a talent pipeline

By partnering with the South African Property Owners Association, we offered bursaries to seven tertiary students studying real estate-related undergraduate and postgraduate programmes. These students were hosted at some of our SA retail centres to gain practical business experience. Three graduates with honours have joined our workforce through our inaugural graduate programme.

Our learnership programme provides development opportunities for entry-level employees and offers unemployed candidates practical experience to help them enter the job market. During FY2026, we supported 22 learners through marketing and generic management learnerships.

Read more about **our education and skills development initiatives** on pages 95 and 97.

Employment equity, diversity and inclusion

As a South African-based REIT, Hyprop is committed to the principles and objectives of employment equity legislation. Our approach goes beyond addressing historical disadvantages to promote equal opportunity and fair treatment for all employees across our global operations.

We have implemented our five-year employment equity plan for our SA portfolio, in line with amendments to the Employment Equity Act. The plan prioritises affirmative action measures informed by our analysis of workforce movement and people practices. Aligned with B-BBEE employment equity targets, it includes rigorous pay ratio reporting and a comprehensive pay equity review across employee levels, gender, and race to proactively address any disparities.

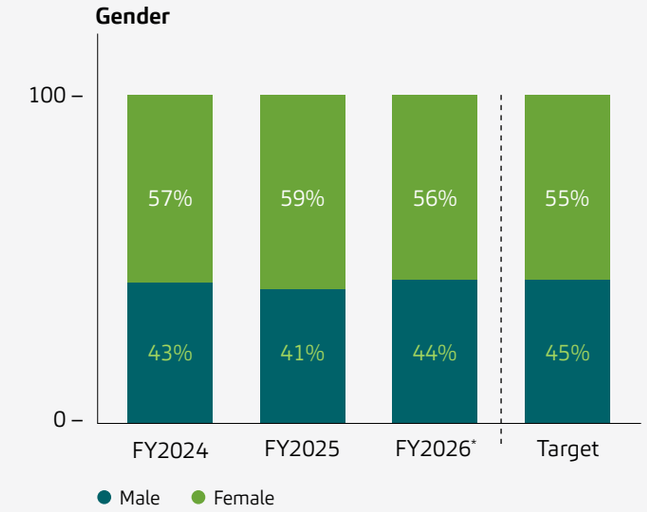
Labour practices and legislation in SA and EE drive different objectives. In SA, legislation focuses on building a diverse workforce through meaningful development and employment. In EE, legislation emphasises human rights, developing female leadership capability and the providing meaningful benefits to citizens through the state.

Hyprop has maintained our B-BBEE Level 2 rating in FY2026. Guided by our B-BBEE plan implemented in 2020, we continue to demonstrate our ongoing commitment to transformation and inclusive economic growth.

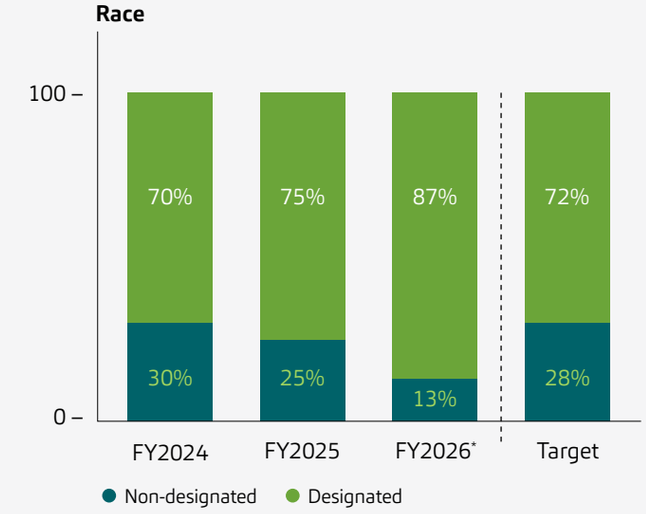
	FY2024	FY2025	FY2026
Employees living with disabilities	3	9	**13**

Our employment equity reporting aligns with the Employment Equity Amendment Act and the Property Sector numerical targets gazetted in April 2025. From FY2026, our reporting will focus on progress towards achieving these sector-specific targets, shifting from a demographic comparison to measuring representation of designated and non-designated groups across occupational levels, and tracking progress towards compliance with the five-year sectoral requirements.

Gender



Race



** The targets were impacted by the section 197 transfer of employees related to Woodlands Boulevard and Hyde Park Corner.*

Fair and responsible pay

We foster personal and professional growth through an aspirational culture, robust governance and evolving performance management, reward and recognition processes that align with our strategic objectives.

In FY2026, we enhanced our reward ecosystem by expanding employee access to rewards and launching a new LTI administration platform, to streamline administrative processes. We also introduced a payroll policy designed to give employees more transparency into their remuneration and pay slips.

The Company's Remuneration Committee is responsible for overseeing the remuneration policy and its implementation. We regularly review our remuneration structure to ensure it aligns with industry best practice and strive to maintain a trusted, transparent relationship with our stakeholders. To remain competitive, retain our leadership team and reward performance, we implement a performance-based remuneration approach that is regularly benchmarked against industry trends and regulatory requirements. This approach ensures fair and equitable outcomes and aligns with our stakeholders' interests.

Performance management

Our performance appraisal process is a strategic touchpoint between managers and employees for evaluating past outcomes, aligning on future expectations and accelerating talent development. It provides a structured mechanism to identify skill gaps, foster continuous growth and elevate career trajectories across the business.

These evaluations govern merit increases and incentive-based awards, reinforcing a robust pay for-performance philosophy.

For more information on our remuneration philosophy and reward and incentive approach, read **our Remuneration report** from page 116.

Employee wellbeing

Health and safety

Creating a safe, healthy and compliant environment is fundamental to our operational excellence and employee wellbeing. We continuously update our health and safety framework to keep pace with changing statutory requirements and stakeholder expectations to empower our workforce through clear communication, comprehensive training and robust resources. Operational managers drive accountability at every centre and office, supported by specialised safety consultants who monitor compliance.

From bi-annual portfolio audits by Scott Safe in SA to mandatory annual training in EE, we maintain consistent, high-standard safety protocols across regions. For major projects, contractors must assign dedicated safety officers to manage all subcontractor teams. At the Group level, our national facilities manager consolidates all bi-annual audit data to track performance and drive continuous, system-wide improvement.

	2024	2025	2026
Physical injuries on duty	3	7	4
Occupational fatalities	0	0	0
Serious occupational injuries	0	0	1

Psychological safety

Our wellness programme, in partnership with Lyra, offers psycho-social, legal and financial support to employees and their families, reinforcing our commitment to healthy work-life integration.

In FY2026, management completed training on how to further support employee wellbeing, and how they can use the programme to support their team's wellness. We also placed greater focus on building employee resilience during socioeconomic challenges, as this was highlighted as one of the most prominent risks for our HYperformers.

During the year, we partnered with Discovery to introduce an Executive Wellness Programme, through which our executives will complete a comprehensive assessment annually to proactively measure their wellness.

Our approach to CSI

Our focus areas



Education



Skills development



Community upliftment

The communities we choose

Live or work within the catchment areas of our shopping centres. Each community is unique with different needs and are carefully selected to align with the greater Hyprop vision and strategy.

The projects we select

Initiatives that deliver a sustainable impact in our chosen focus areas. We do not only provide financial aid, we seek genuine partnerships where we actively contribute to the personal and skills development of our beneficiaries.

The Hyprop Foundation

The Foundation supports multi-year projects, selected for their long-term sustainability and community impact.

Our centres

Each centre has the autonomy to select grassroots programmes that drive impact within our broader CSI focus areas and their immediate community.

Community upliftment and social impact

Our communities are a critical driver of our value-creation story and underpin our purpose of creating spaces and connecting people.

Our corporate social investment (CSI) purpose is to drive positive social outcomes for our stakeholders through projects that deliver systemic change and sustainable value. We believe CSI is not a tick-box exercise but a tool that can change the futures of the people living in the communities surrounding our centres.

Through the Hyprop Foundation, established in 2013, our CSI projects deliver lasting impact in line with our broader sustainability goals. Recognising that community upliftment requires collective effort, The Hyprop Foundation works in collaboration with our retail centres to engage local stakeholders, contribute to regional projects and drive meaningful change.

Our achievements in FY2026

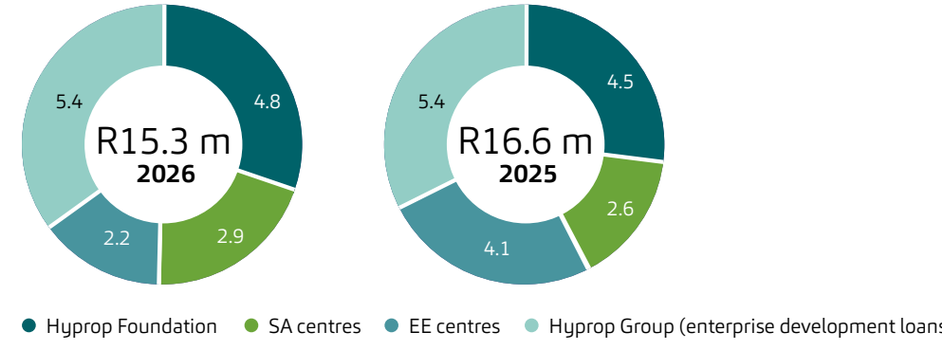
Total contributions amounted to
R15.3 million
(FY2025: R16.6 million)

1 000
people **received skills training**

Hyprop Foundation Bursary programme

- 100% pass rate
- Eight bursaries awarded
- Five Hyprop Bursary students graduated in record time
- Five graduates received internships in the property sector
- Three are part of the first Hyprop Internship programme

Breakdown of contributions (R'm)



Looking toward FY2027

- Integrating and permanently appointing FY2026 interns within Hyprop by November 2026
- Determine the capacity and candidate intake for the next internship cohort
- Planning academic support to ensure successful pass rates and progression into the next academic year
- Finalising the CSI policy and dedicated budgets early in FY2027
- Planning and implementing the refreshed CSI projects, in line with new ESG strategy

Hyprop Foundation

Education

Hyprop Foundation Bursary programme

The Hyprop Foundation Bursary programme supports students in real estate-related studies by funding academic costs and providing holistic support. In FY2026, the programme provided bursaries to eight students across two top universities in our centre catchment areas: the University of Cape Town and the University of the Witwatersrand.

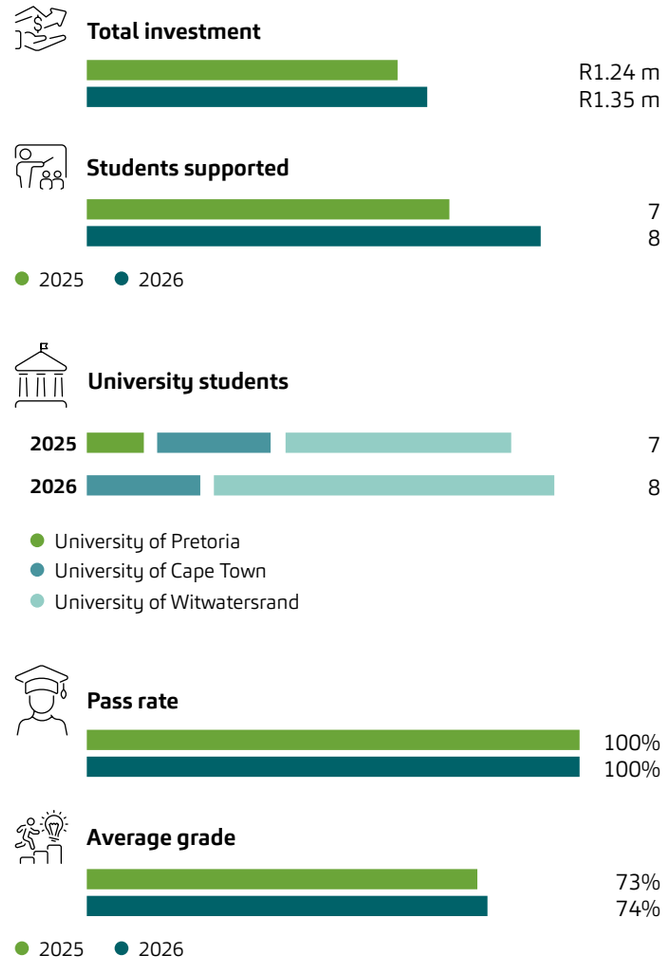
Five of our Hyprop bursary graduates secured internships within the property sector, with Hyprop welcoming three into its inaugural 2026 intake. The remaining two graduates are currently completing their studies before entering the workforce.

Once again, the programme delivered strong academic outcomes while helping build a future talent pipeline in the property sector.

Thanks to Hyprop, I feel confident in the work that I do. I feel as though my contribution is valued – which elevates my confidence when tackling my everyday tasks.

– Donald Makapane, BSc in Construction Studies

Performance snapshot





Fostering growth and belonging

For Luthembe Maqeda, age 24, the journey with Hyprop began in his second year at university, when the Hyprop Foundation first invested in his potential. Today, having earned his BSc in Property Studies, Luthembe reflects on a partnership that provided academic support and industry exposure.

During his three-week vacation work at Canal Walk, Table Bay Mall and CapeGate, Luthembe had the opportunity to step behind the scenes of property management. Experiencing shopping centres from an operational standpoint rather than as a customer proved eye-opening, revealing the fast-paced, dynamic nature of retail real estate.

Joining the Group as an intern, Luthembe views the opportunity as a symbol of personal growth and shared belonging and believes that consistent daily effort compounds over time into significant long-term success.

Hyprop is like family to me, and I intend to work very hard to become a valuable member of the Hyprop family. My goal is to help take Hyprop to new heights and make it the best retail REIT in the Southern Hemisphere.

Long-term thinking wins

For Boipelo Molefe, age 23, a graduate with a bachelor's degree in town and regional planning, joining Hyprop brought theoretical spatial planning to life in the daily flow of real estate operations.

During her time at Hyprop's centres, Boipelo learnt that successful property management relies on human connection and long-term thinking. Seeing how small details – from lease clauses to foot count numbers shape strategic decisions completely changed her perspective.

I learnt to look beyond quick fixes and ask: how will this impact the centre and community in the long run? As a Town and Regional Planner, that mindset changed how I work.

Stepping into the fast-paced internship taught her to embrace the learning process, adapt quickly and work alongside different teams. Boipelo appreciates the supportive environment that Hyprop created for the students.



Hyprop believed in me before I had experience. That taught me that real leadership is about developing others. Now, as an intern, I feel a responsibility to learn more so that one day I can give back in the same way.

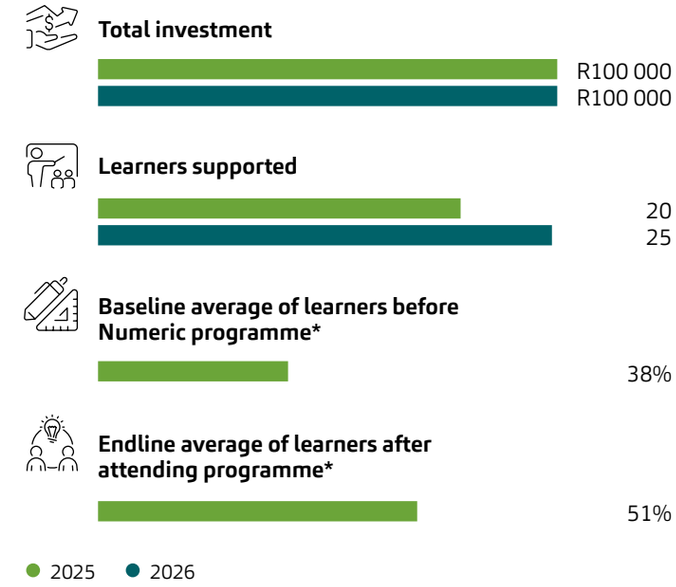
Numeric

Numeric is an after-school mathematics training partner in Cape Town, delivering daily classes for grade 6 and 7 learners to help them develop numeracy skills.

The programme targets primary school learners during a critical developmental window, aiming to establish a solid foundation that enables them to pursue mathematics through to grade 12. By addressing learning gaps early, Numeric fosters confidence and self-worth in a subject that often presents a barrier to higher education.

Participating learners achieved an average increase of 14.2% in their mathematics results over a single academic year, lifting overall performance across cohort groups. Building this competence ensures learners remain equipped to pursue mathematics in high school – ultimately unlocking broader career paths and tertiary opportunities upon matriculation.

Performance snapshot



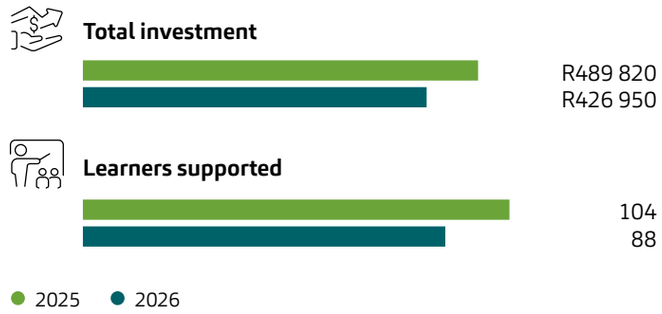
** 2026 baseline and endline averages will only be available at the end of the 2026 calendar year*

Hyprop employee bursaries

Closer to home, the Hyprop Foundation sponsors educational bursaries to employees, supporting the schooling of their children.

The school fees of children of qualifying employees are paid directly to the respective learning institutions. By easing household financial stress and expanding access to education for dependents, the initiative highlights Hyprop's dedication to long-term community upliftment and supporting our workforce.

Performance snapshot



Read more about **our HYperformers** on page 87.

Skills development

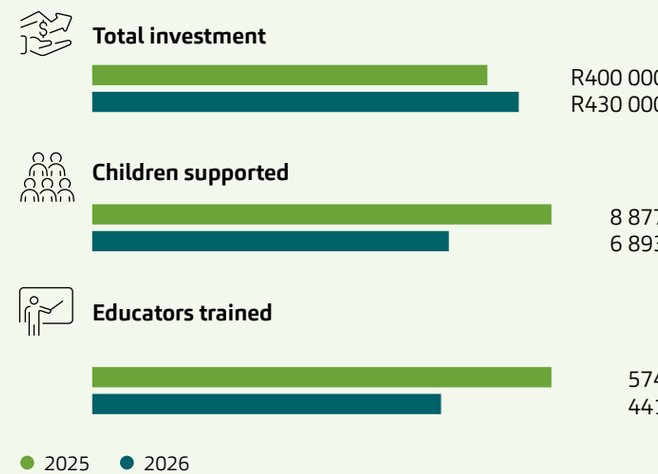
Santa Shoebox Legacy project

We partner with the Santa Shoebox Legacy project to deliver teacher training across early childhood development (ECD) centres in the Western Cape and Gauteng, thereby building lasting educational capacity.

Recognising the critical shortage of ECD skills, the Santa Shoebox team created a project to train educators in play-based learning. Through structured LEGO activities, teachers learn to build foundational skills in young children, including colour recognition, basic counting, spatial reasoning and creative problem-solving.

To support under-resourced classrooms, the programme includes a hands-on Waste-to-Toys workshop. Educators are trained to upcycle everyday household waste – such as clean yoghurt containers and cardboard – into durable, interactive learning tools. This empowers teachers to continually create their own educational resources without financial constraints, ensuring long-term impact for the children in their care.

Performance snapshot



Community upliftment

MES programme

MES (Mould, Empower and Serve) is a holistic development partner in the central business districts of Cape Town and Johannesburg, supporting 234 learners in achieving academic and personal success.

Early childhood and after-school programmes

MES lays a strong educational foundation through its early ECD centres, ensuring young children are fully prepared for grade 1. The after-school programme provides a safe environment for primary school learners from various inner-city schools. Beneficiaries receive a nutritious daily meal, structured homework support and access to extra-curricular activities – including soccer, dance and a dedicated robotics room where children learn coding to build essential future-ready skills.

The Joshua programme

Post-matric youth lead as mentors within the after-school programme through the Joshua programme. Serving as positive role models, these young leaders assist younger learners with schoolwork while undergoing a structured gap-year development curriculum. The initiative focuses on leadership, financial literacy, communication, emotional awareness and academic improvement to ensure candidates are fully equipped for tertiary education or the workplace.

The MES-Parow Training Centre

The Hyprop Foundation also supports the MES-Parow Training Centre, an upliftment initiative for vulnerable and unemployed women. By providing income-generating skills, sewing classes and rehabilitation support, the centre offers participants renewed hope and independence.



MES
Dance 4 Purpose musical

Performance snapshot



Total investment

	2025	2026
	R693 000	R777 000



Young adult mentors supported

	2025	2026
	14	7



Children supported

	2025	2026
	234	217



Women supported

	2025	2026
	110	127

2025 2026

Avo Vision Training

For the past three years, Hyprop Foundation and Avo Vision have supported communities in building financial resilience through financial literacy training. This partnership focuses on strengthening dignity, changing behaviour and building resilience.

Through our partnership with Avo Vision, we aim to:

- Make financial literacy practical, relatable and behaviour-driven
- Deliver engaging, face-to-face training rooted in real-life money struggles
- Reach young people, women and working adults close to Hyprop's retail centres
- Build lasting change in how people budget, save, earn and borrow
- Move learners from financial stress to financial action

Before the training, I struggled with budgeting and didn't fully understand things like banking fees or the different types of accounts. I've now learnt how to budget, the importance of having a will, and how to stay disciplined with my spending. What stood out most was the facilitator's simple and relatable approach, which made everything easy to understand. This training has truly been a turning point in how I manage my money.

– Patricia Marumo, Financial skills programme trainee



In FY2026, Hyprop invested **R309 649** (FY2025: R311 006), and over the last three years, our partnership reached **1 382 participants** across Hyprop centre communities.

Our achievements in 2026*

457
people trained
(FY2025: 478)

60%
female participants
(FY2025: 68%)

100%
Black, Indian and Coloured participants
(FY2025: 98%)

** Numbers reported are for the calendar year*

From surviving to saving

Before attending the Money Fo' Sho training, delivered by Avo Vision in partnership with Hyprop, Xoliswa Duma's daily life was shaped by financial pressure, persistent debt and constant stress. Although she wanted to regain control, she lacked a structured path to move from reactive survival to purposeful planning.

The training marked a turning point in her financial mindset. Embracing a "small wins" strategy, Xoliswa prioritised manageable debts first to build momentum. She quickly reduced a R4 900 Payflex account balance by R1 800, using those early victories to drive further progress. Today, budgeting and saving are non-negotiable habits, and she routinely monitors her credit score to protect her financial health.

This newfound stability opened space for ambition beyond basic survival. Xoliswa launched a small ice cream business to diversify her income and has already saved R1 000 towards her driver's licence – an important step towards getting a vehicle and expanding her independence. For Xoliswa, the shift went beyond numbers on a balance sheet; it restored her confidence, built momentum and gave her a clear sense of purpose for a stable future. Stepping into the fast-paced internship taught her to embrace the learning process, adapt quickly and work alongside different teams. Boipelo appreciates the supportive environment that Hyprop created for the students.

I knew I needed to take control, but what I lacked was a clear, structured way forward. The training shifted my mindset and gave me the tools to rethink my financial priorities, turning uncertainty into clarity and progress.





The training impacted more than just my bank account; it increased my awareness of saving, investment and broader life priorities. This understanding has helped me focus on what truly matters and has given me a stronger sense of purpose.

AquaIntell and AQUAffection

The Hyprop Foundation partners with AquaIntell and AQUAffection to advance water stewardship across its South African retail portfolio, with a focus on operational sustainability and resource conservation.

Recognising that frontline employees are the first line of defence against resource loss, the programme delivered in-person water awareness training to ground staff, including cleaning and maintenance teams, across all shopping centres, thereby equipping them to become our water stewards. In the Western Cape, 209 employees completed the training in four local languages during FY2026. This equipped employees to identify, report and resolve operational leaks early, reinforcing the core message that water protection is a collective duty.

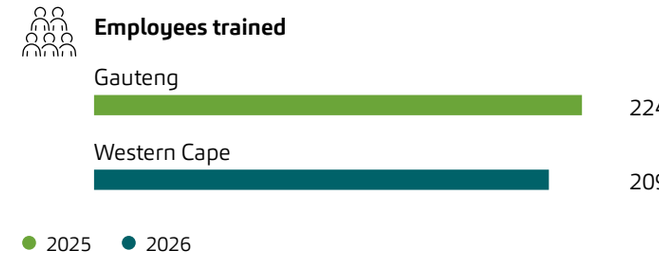
Beyond internal operations, the initiative reached retail tenants through a tailored one-hour online training module. By bridging the gap between property owner operations and tenant habits, the programme aligns the entire shopping centre ecosystem, including employees, tenants and management – around a single purpose: water security is everyone's business.

Performance snapshot

Total investment



Employees trained



Read more about **Hyprop's water management initiatives** on page 82.



Our centres

Our individual shopping centres select and manage tailored CSI programmes to meet specific community needs within Hyprop's catchment areas. This centre-led approach runs alongside Foundation-led initiatives, creating a dual-flow system in which national programmes and local activities complement one another. Tailoring interventions to the unique socioeconomic context of each catchment area strengthens community ties, enhances local relevance and drives foot count across diverse shopper demographics.

Oversight

The Hyprop Foundation maintains oversight of centre-led CSI initiatives through a balanced approach that combines quarterly reporting with strategic Group-level guidance.

The property management teams' reports provide an overarching framework for alignment and selective support rather than mandating specific projects. Where centre-led projects demonstrate high impact, The Foundation offers selective support to amplify reach, maintaining a unified focus across the portfolio without managing day-to-day execution.

European portfolio activities are tracked and reported separately to preserve local relevance and avoid imposing a rigid, one-size-fits-all framework. Balancing reporting metrics across these regions ensures that Hyprop accurately reflects the distinct priorities and impact of its international footprint.

Strategic support

We are developing a CSI strategy framework as part of our broader ESG strategy, introducing a standalone policy, dedicated budgets and guidance to maximise social impact across our portfolios.

Under the new framework, every retail centre will receive dedicated budget for education, skills development and community upliftment. Supported by a standalone CSI policy, this model establishes clear governance while guaranteeing consistent, ring-fenced funding for local social initiatives year round.

To ensure seamless execution, Hyprop will host interactive strategy workshops with property management teams. These sessions will provide practical guidance on applying the new policy, identifying high-impact local interventions and aligning centre-level initiatives with overarching ESG goals.

SA

Our centres in SA focus on socioeconomic upliftment, education, skills development, environmental stewardship and financial relief. Highlights for 2026, included:



woodlands

Hosted a community-driven cupcake sale, with proceeds donated to Cupcakes for Hope.



CANAL WALK

The shopping centre hosted the U-turn Thrift Bus, which sells second-hand clothing, creating job opportunities and income for the needy.



the Glen

The Thusanani Children's Foundation is a long-standing beneficiary of the centre. The centre directs its retail-driven CSI initiatives to funnel donations, proceeds and awareness to the foundation and its other CSI beneficiaries.



SM SOMERSET MALL

The proceeds from the centre's annual Charity Book Fair are donated to the centre's participating charities, including Animal Rescue, Helderberg Hospice and the Somerset West Night Shelter, among others.

Canal Walk Online Learning Academy

To enhance tenant service levels, Canal Walk management partnered with RCA Consulting to launch the Canal Walk Online Learning Academy, a first-of-its-kind online training platform for South African shopping centres. Designed to upskill store staff and deliver an outstanding shopping experience, the initiative enrolled 220 participants in FY2026.

The platform offers store staff accessible online modules across web-enabled devices, allowing them to complete quick training at their own pace. Content focuses on job-specific skills, such as:

- Customer service best practice
- Communication skills
- Product knowledge
- Building an exceptional customer journey
- Emotional intelligence
- Relationship-based selling
- Leadership and management principles
- Conflict management
- Healthy habits
- Time management

Progress is tracked, with top-performing tenants recognised at the annual Canal Walk Retail Excellence Awards.

EE

Communities in EE face different challenges from those in SA. Our EE centres create in-centre events that support the specific needs of the surrounding community, shoppers and the environment. These initiatives focus on lifestyle and wellness, crafts and local businesses. Highlights included:

Skopje City Mall

The centre hosts seasonal and festive Artisan's Bazaar pop-up markets showcasing local creators and small producers.



The Mall

SOS Children's Villages receives regular support through The Mall's collaborative charity campaigns, donor-recruitment drives and events.



CITY CENTER one East
CITY CENTER one West

The centres hosted a "Donesi i Ponesi" (Bring and Take) campaign, allowing visitors to donate second-hand school bags to the Charity Institute of Croatia.



Enterprise development

The Group has provided R5.4 million in funding to SD DEVPOOL Ltd organisations dedicated to strengthening the development ecosystem for small, medium and micro enterprises (SMMEs). By supporting these entities, Hyprop helps SMMEs grow, thereby reinforcing its commitment to economic empowerment and inclusive development.



Governance

Hyprop is committed to the highest standards of corporate governance, which guide the Group to achieve our strategic objectives sustainably, positively and in the best interests of all stakeholders.

Our governance philosophy

Our sound corporate governance principles are embedded in the Group's values, culture, processes, organisational structure and operations. The Board recognises that an effective and efficient governance framework fosters values-based decision-making, which reflects the importance of fairness, integrity, accountability and transparency. We are committed to continuously improving our governance framework, policies and practices in line with evolving regulations and best practices.

As Hyprop's highest governing body, the Board sets strategic direction, approves key investments, monitors risk, ensures the Group adheres to applicable legislation, and serves as the custodian of our corporate governance standards and adherence to King IV. It holds our management team accountable for operational performance, remains responsive to stakeholder needs and expectations, and safeguards Hyprop to generate sustainable long-term growth for shareholders.

Our governance structure

The Hyprop Board

Chaired by an independent non-executive director, the Board is ultimately responsible for Group governance, delegating authority to its committees and the CEO

Board committees

Each Board committee is chaired by an independent non-executive director

- Audit and Risk Committee
- Investment Committee
- Social, Ethics and Sustainability Committee
- Remuneration Committee
- Nomination Committee

CEO

The CEO leads the executive team, which is responsible for executing the strategy

Company secretary

The Company Secretary is responsible for the maintenance, integrity and administration of the Group's governance framework

Read more about **our Board committees** from page 111.

Our leadership

Independent non-executive Chairman



Spiro Noussis – 55

CA(SA)
6 years on the Board
Board meeting attendance: 5/5
Committee membership:
IN (Chair), NOM (Chair), REM

Lead independent director



Richard Inskip – 64

BCom
4 years on the Board
Board meeting attendance: 5/5
Committee membership:
REM (Chair), NOM

Independent non-executive director



Annabel Dallamore – 39

BSc, Mechanical Engineering
7 years on the Board
Board meeting attendance: 5/5
Committee membership:
ARC, REM, NOM

Independent non-executive director



Loyiso Dotwana – 63

Pr.CPM, BSc Eng (Civil)
4.5 years on the Board
Board meeting attendance: 5/5
Committee membership:
IN, SES

Independent non-executive director



Reeza Isaacs* – 57

CA(SA)
2 years on the Board
Board meeting attendance: 5/5
Committee membership:
ARC

Independent non-executive director



Zuleka Jasper – 52

MCompt CA(SA)
8 years on the Board
Board meeting attendance: 5/5
Committee membership:
ARC (Chair), SES

Independent non-executive director



Bernadette Mzobe – 47

BCom Accounting
4.5 years on the Board
Board meeting attendance: 5/5
Committee membership:
SES (Chair), IN

Independent non-executive director



Lucas Ndala – 51

CA (SA)
Appointed 17 June 2026
Committee membership:
ARC

Independent non-executive director



Martin Oberholster – 60

CA (SA)
Appointed 17 June 2026
Committee membership:
IN

Executive director



Morné Wilken – 55
Chief Executive Officer

BEng Industrial (Honours)
8 years on the Board
Board meeting attendance: 5/5
Committee membership:
IN

Executive director



Brett Till – 57
Chief Financial Officer

CA(SA)
8 years on the Board
Board meeting attendance: 5/5
Committee membership: n/a

Executive director



Wilhelm Nauta – 55
Chief Investment Officer

CA(SA)
8 years on the Board
Board meeting attendance: 5/5
Committee membership:
IN

ARC Audit and Risk Committee **SES** Social, Ethics and Sustainability Committee **REM** Remuneration Committee **NOM** Nomination Committee **IN** Investment Committee Full CVs available at www.hyprop.co.za

Skills & experience:

● Financial and accounting ● CSI ● IT/digital disruption ● Leadership and governance ● Risk and compliance ● Legal and regulatory ● Property investment and development ● Strategy

** Reeza Isaacs resigned as an independent non-executive director of the Company and member of the Audit and Risk Committee effective 1 July 2026.*

Board appointment

The Board, with the support of the Nomination Committee, appoints executive and non-executive directors based on the Board's skills requirements and diversity policy. The Nomination Committee ensures Board members have the right expertise to support the Group's strategy and performance.

As required by the Company's Memorandum of Incorporation (MOI), shareholders confirm the appointment of new directors at the annual general meeting (AGM). In addition, at least one-third of the directors retire from office at each AGM, and eligible directors may offer themselves for re-election.

Annabel Dallamore, Loyiso Dotwana, Spiro Noussis and Brett Till are retiring by rotation at the 2026 AGM and the Board has recommended their reappointment.

Board and committee changes

+ Additions



Lucas Ndala

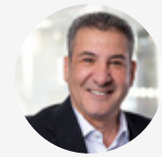
(from 17 June 2026) Independent non-executive director and member of the Audit and Risk Committee



Martin Oberholster

(from 17 June 2026) Independent non-executive director and member of the Investment Committee

- Resignations



Kevin Ellerine

effective 1 June 2026 to pursue personal interests



Reeza Isaacs

effective 1 July 2026, following his appointment as the CEO of The Spar Group Limited

Independence of directors

In line with the requirements of the JSE Listings Requirements and King IV, the majority of the Group's non-executive directors are independent.

The Board, through the Nomination Committee, annually assesses the independence of its non-executive directors. The committee confirmed the independence of all nine independent non-executive directors in the FY2026 assessment.

Diversity and succession

The Group believes that a diverse Board is important for achieving its strategic objectives and maintaining a competitive edge. The Nomination Committee monitors and oversees our Board diversity policy, which includes gender and racial targets. The Board diversity policy also considers attributes such as culture, age, knowledge, skills and experience in line with the JSE Listings Requirements.

The Nomination Committee annually reviews the Board's composition, evaluating members' skills, experience, backgrounds, culture, race, age and gender, to inform new appointments. Additionally, the committee ensures that succession plans are in place for the Board, CEO and executive directors and that retention plans for executive directors and senior management are reviewed annually.

Composition as at 30 June 2026



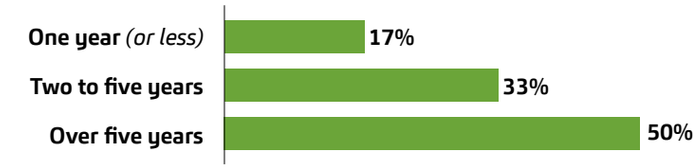
Independent non-executive directors



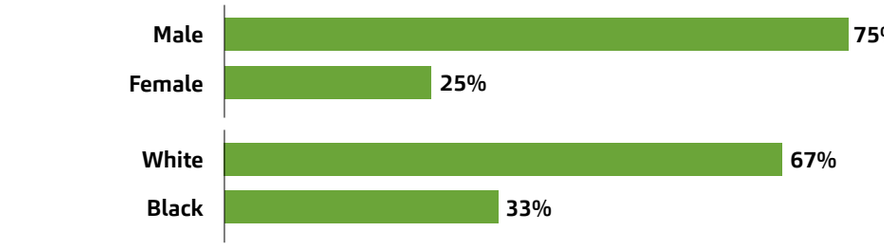
Executive directors

54
Average age

Tenure



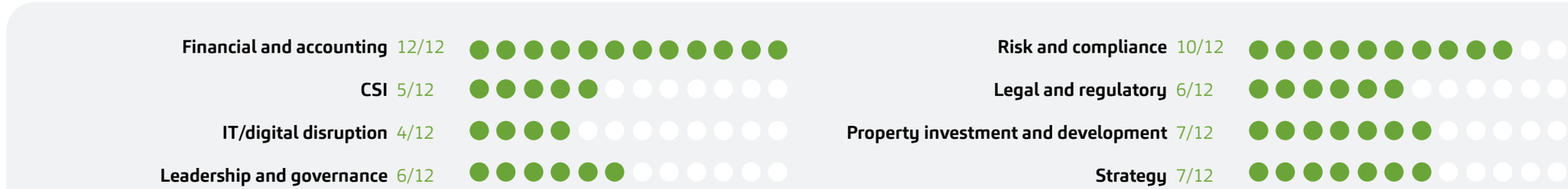
Board diversity – Gender and race



Click here to read more about our **Board Diversity Policy**

Skills, experience and knowledge

Aggregate level of skills and experience of all directors based on Board evaluation results.



The Board is satisfied that its composition reflects the appropriate mix of competencies, diversity and independence required to fulfil its obligations objectively and effectively.

Delivering good performance

Board induction and training

We have an induction programme for new Board members, tailored to each appointee's needs. This involves industry and Company-specific orientation, as well as meetings with senior management to gain an understanding of operations. The Company Secretary facilitates the induction and orientation of directors and arranges specific training if required.

During FY2026, our directors received insights and training in the following areas:

- The South African and global macroeconomic environment and the impact of the war in Iran and other global economic events
- The retail landscape in South Africa
- Disruption in the retail sector
- Developments in AI and cybersecurity
- Technology trends in the property sector
- Capital markets and financial insights for non-financial directors
- Board leadership
- Amendments to the Companies Act and JSE Listings Requirements
- Changes to various accounting standards and regulations

Directors may seek independent professional advice on any matter related to the performance of their duties after consulting with the Board Chairman.

Board evaluations

An annual review is conducted to assess the performance and effectiveness of the Board, its standing committees and individual directors, including the Chairman and committee chairmen. The evaluation of individual directors, including the Chairman, was conducted with assistance from an independent service provider.

The evaluations confirmed that the Board and its committees work effectively, possess appropriate skills and fulfil their mandates diligently. It was also noted that the Board members effectively carried out their governance duties, collectively and individually.

While no significant areas of concern were identified, the Board and its committees continuously seek to improve their performance and the efficiency of Board and committee meetings.

Board activities

In FY2026, the Board considered and approved the following significant matters:

- Reviewed the Group's strategy and approved the FY2027 budget
- Approved the appointment of Lucas Ndala and Martin Oberholster as independent non-executive directors
- Approved the disposal of a 50% undivided share in Woodlands Boulevard, and the acquisition of Galleria Burgas in Bulgaria
- Approved raising additional capital via the equity (R400 million) and debt (R580 million) capital markets
- Increased the dividend payout ratio to 82.5% and approved the interim and final dividends
- Reviewed and approved various policies
- Reviewed Hyprop's readiness to comply with King V in FY2027

In FY2027, the Board will continue to provide support, guidance and counsel to executive management and to oversee implementation of the Group's strategy.

The Board is satisfied that it fulfilled its responsibilities in accordance with its charter in FY2026.

Maintaining an ethical culture

The Board is ultimately responsible for the Group's ethical conduct. It mandates the Social, Ethics and Sustainability Committee to monitor and oversee ethics management.

All directors and employees must adhere to our Code of Conduct and Ethics, which outlines our values and expected behaviours when engaging with our tenants, shoppers, funders, investors, suppliers, wider community and regulators. We aim to collaborate with stakeholders who reflect our values of collaboration, execution, responsibility, integrity and creativity. Our zero-tolerance policy against corruption reinforces our commitment to ethical business conduct.

The Board is satisfied with the effectiveness of the Group's management of ethics in creating an ethical culture, and with the arrangements for the prevention and detection of fraud, corruption, and money-laundering, and that the organisation's purpose, values, and impacts are congruent with responsible corporate citizenship.

Declaration and conflicts of interest

Directors must disclose their personal interests at least once a year and inform the Board, via the Company Secretary, of any changes.

Declaring directors' interests is a standard agenda item at Board and committee meetings. When actual or perceived conflicts of interest are disclosed, we implement a recusal process unless the conflict is deemed immaterial. The affected directors are excluded from any discussions or decisions related to the declared conflict.

Directors' other public company board positions are listed in the https://www.hyprop.co.za/pdf/investor/integrated-reports/2026/full-datapack.pdf ESG data pack.

Trading in securities

The Group has a trading in securities and price-sensitive information policy to regulate trading in securities by directors, the Company Secretary, prescribed officers, employees and parties with comprehensive knowledge of the Group's affairs. The Company Secretary monitors compliance with the policy, which complies with the requirements of the Financial Markets Act, 19 of 2012, and the JSE Listings Requirements.

As at 30 June 2026, our directors held interests in 1 750 607 Hyprop ordinary shares. Details of these interests are provided in the directors' report on page 156.

Compliance with laws and regulations

The Board is committed to complying with all relevant laws and regulations in the countries where we operate.

Adhering to the Company's MOI, the Companies Act and applicable legislation – including mandatory regulations, standards and codes – is a fundamental part of the Group's culture. The Board entrusts executive management with the responsibility for compliance. It oversees this through the Audit and Risk Committee, which is mandated to manage regulatory compliance throughout the Group.

The legal and compliance function monitors and assesses the impact of new laws, legislation and key regulations. When necessary, the Board and relevant committees are informed of these matters, and additional training and advice from independent experts is obtained. The most significant new or amended acts and regulations impacting the Group in FY2026 include amendments to the Companies Act relating to remuneration and the Remuneration Committee and changes to the JSE Listings Requirements.

During FY2026, we did not identify any significant instances of non-compliance with our MOI or relevant legislation (including the Companies Act), regulations, codes and standards.

Our tax approach

We manage our tax affairs transparently and responsibly, and we cooperate with the tax authorities in the countries where we operate. The Group's finance department manages tax compliance under the oversight of the Audit and Risk Committee.

Details regarding taxation paid by the Group and uncertain tax matters are included in note D6 of the Annual Financial Statements.

Ensuring effective control

Separation of roles and responsibilities

Our Board structure provides a balance of power: the roles for the Chairman and the CEO are separate and the Board appointed a lead independent director in FY2025. Board committees (other than the Nomination and Investment committees) are chaired by independent non-executive directors, other than the Board Chairman. Each committee has terms of reference which clearly set out its responsibilities and mandates.

Executive management, led by the CEO, is responsible for setting the Group's strategy, which is reviewed and approved by the Board annually. The execution of the strategy and the day-to-day management of the Group are the responsibility of the CEO and executive directors.

The Group's detailed delegation of authority sets out which decisions are reserved for the Board and its committees and which are delegated to the CEO, executive directors, senior management and other employees. The delegation of authority, which aims to balance control with operational efficiency, is updated annually and reviewed by the Audit and Risk Committee before being recommended to the Board for approval.

Information and technology governance

Information and technology are central to our business, competitiveness, growth and sustainability. The Audit and Risk Committee, in conjunction with the Group's information technology risk committee, assists the Board in overseeing and governing Hyprop's information and technology governance.

Our technological initiatives focus on the security and continuity of IT systems and infrastructure, enhancing the shopper experience and operational efficiency.

The Group continues to monitor the evolution and development of AI and the proliferation of these systems, as well as their potential impact on the Group, business generally and every aspect of human life. We have adopted a "Responsible use of AI" policy to guide employees in the appropriate use of AI systems in the workplace and the risks to be vigilant against. Most of the Group's current AI investment is focused on cyber security rather than other operational and more productive uses.

Our investment in IT systems that provide AI-powered advanced threat protection across our infrastructure continues, proactively safeguarding sensitive data and systems. Our disaster recovery and business continuity plans are reviewed and tested at least annually, and our IT service providers adhere to strict governance and data protection guidelines.

Assurance

The Audit and Risk Committee oversees the effectiveness of our assurance processes, which align with King IV requirements.

We are committed to continuously enhancing our combined assurance process to ensure it remains effective, adaptive and aligned with emerging risks and best practices.

Our four-lines-of-defence assurance approach ensures collaboration among management and assurance providers, strengthens our oversight and risk management framework and fosters a culture of transparency and accountability. This includes the work of our risk management and compliance teams, internal auditors, external auditors and other third-party assurance providers, where appropriate.

The internal auditors assure the effectiveness of the Group's internal financial controls and IT risk management processes, and report to the Audit and Risk Committee.

Non-audit services

The Group has a policy to regulate the provision of non-audit services by external auditors. The Audit and Risk Committee pre-approves the audit and non-audit services provided by the Group's external auditors, KPMG, to ensure they remain independent and comply with relevant legislation.

Relationships with stakeholders

We understand that building and maintaining successful relationships with our stakeholders is essential. This helps us ensure the Group's goals align with our stakeholders' needs and expectations, and vice versa.

Our investor relations department manages communications with our key financial audiences, including major institutional shareholders, equity analysts and debt investors. It facilitates ongoing interactions with shareholders and investors through roadshows, meetings and other events.

The Board receives regular updates on engagements with key stakeholders, such as shareholders, analysts, lenders and national tenants. A summary of the Group's stakeholder engagements is available on page 25.

Company secretary

Fundiswa Nkosi served as the Company Secretary in FY2026 and resigned with effect from 31 May 2026. Tendayi Kgasoe was appointed as the new Company Secretary from 1 August 2026.

The Company Secretary is not a director of the Company. All directors have access to the Company Secretary's services and advice.

The Board is satisfied that the Company Secretary is competent, suitably qualified and experienced, and maintains an arm's length relationship with all directors.

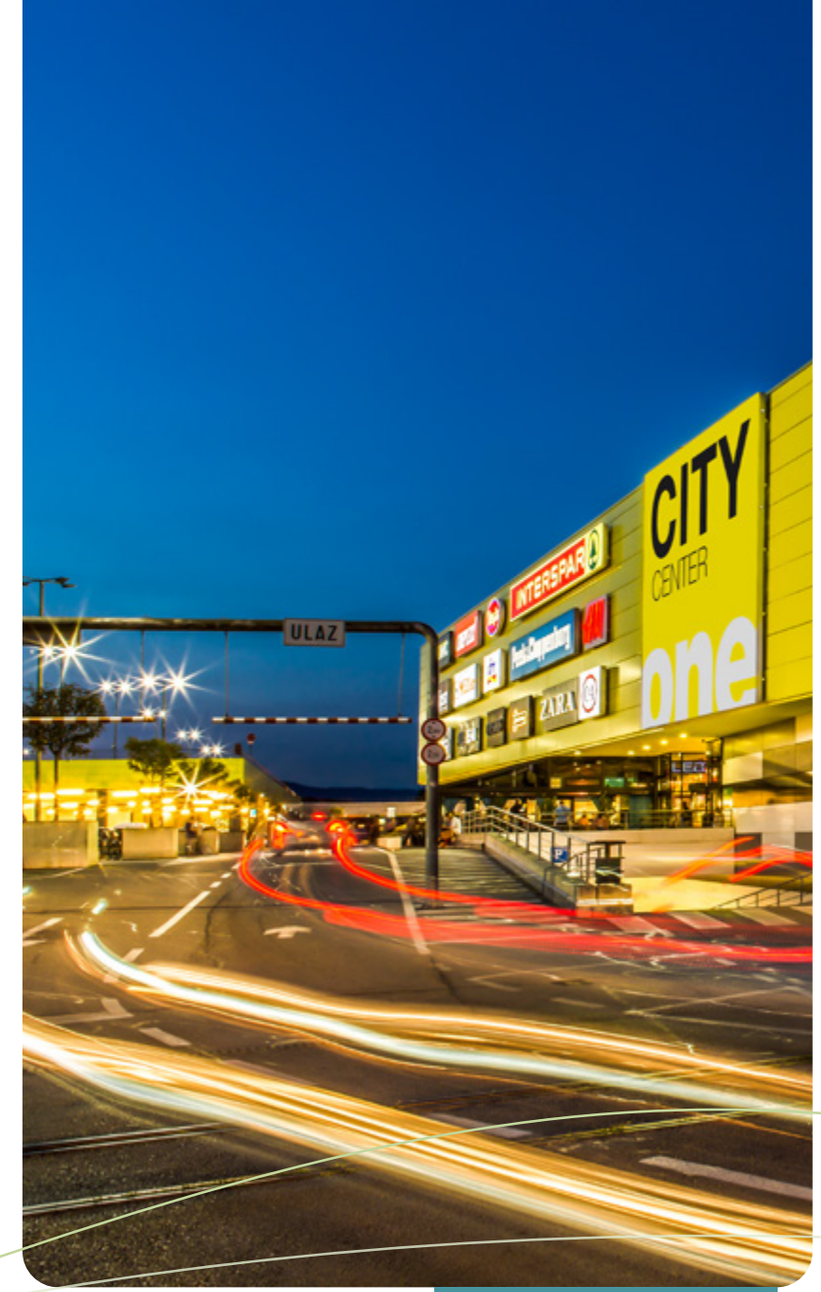
Anti-competitive behaviour

Hyprop did not participate in any anti-competitive or monopoly practices in FY2026.

Applying King IV

Our King IV application register explains how we apply each of the King IV principles. The register is available online at:
https://www.hyprop.co.za/pdf/investor/integrated-reports/2026/king-iv.pdf

A gap analysis has been undertaken to assess the Company's compliance with the requirements of King V. While certain areas for improvement have been identified, the overall level of compliance with King V is pleasing and will be reported in FY2027.



City Center one West, Zagreb, Croatia

Board committees

The Board is supported by five committees that assist it in carrying out its duties and responsibilities without reducing its accountability. Each committee has its own terms of reference and an annual work plan. Board committee chairmen report in detail on key committee discussions and activities at each Board meeting, and the minutes of Board committee meetings are made available to all Board members.

The Board believes its committees have effectively fulfilled their responsibilities during FY2026, as set out in their respective terms of reference and work plans.

Audit and Risk Committee

The Audit and Risk Committee oversees the effectiveness of assurance functions and services, and the integrity of the Annual Financial Statements and Integrated Annual Report. It also supervises regulatory compliance, risk governance, information and technology governance, and the internal control system.

Composition and meeting attendance	FY2026	Attendance %
 **Zuleka Jasper** (Chairman)	4/4	100%
 **Reeza Isaacs**	4/4	100%
 **Annabel Dallamore**	4/4	100%
 **Lucas Ndala**	Appointed 17 June 2026	

Focus areas

In addition to fulfilling its statutory responsibilities, the Audit and Risk Committee focussed on the following areas in FY2026

1. Monitored the potential impact on the Group of global economic events, including the wars in Ukraine and Iran and their impact on oil prices, inflation and interest rates
2. Monitored the Group's risk management initiatives, particularly those relating to IT systems and infrastructure, combined assurance processes and identification of emerging or new risks affecting or likely to affect the Group
3. Considered the changes to the Companies Act, the JSE Listings Requirements and principles of King V, and the Group's actions and plans to ensure compliance within the prescribed timelines
4. Reviewed significant accounting matters and disclosure in the Annual Financial Statements, as well as monitoring changes to financial reporting requirements emanating from new accounting standards, the JSE Proactive Monitoring Panel's findings and feedback from investors and other users of the Group's AFS
5. Embarked on a process to appoint a new external auditor to succeed KPMG
6. Reviewed the work of the internal auditors and approved the three-year internal audit plans for the SA and EE portfolios
7. Approved the rotation of certain properties within the SA portfolio between independent valuers
8. Reviewed proposed amendments to the Group's delegation of authority and recommended the revised framework to the Board for approval

The Audit and Risk Committee anticipates that most of these focus areas will continue into FY2027, with an increased emphasis on evolving the Group's combined assurance processes. A key priority for FY2027 will be to finalise the appointment of a new external auditor to succeed KPMG in FY2028.

Further details on the **activities of the Audit and Risk Committee** are set out in its report included in the Annual Financial Statements on page 149.

The committee is satisfied that it fulfilled its mandate as set out in its terms of reference and work plan. The chairman or a member of the committee will be available at the AGM to answer any questions regarding the committee's activities.

Investment Committee

The Investment Committee evaluates and advises the Board on significant investments, disposals and acquisitions in line with the Group's strategy and capital allocation framework.

Composition and meeting attendance	FY2026	Attendance %
 **Spiro Noussis** (Chairman)	11/11	100%
 **Kevin Ellerine***	9/11	82%
 **Bernadette Mzobe**	9/11	82%
 **Loyiso Dotwana**	10/11	91%
 **Martin Oberholster****	11/11	100%
 **Morné Wilken**	11/11	100%
 **Wilhelm Nauta**	11/11	100%

Focus areas

Focus areas for the Investment Committee in FY2026 were:

1. Approved the sale of a 50% undivided share in Woodlands Boulevard
2. Recommended the acquisition of Galleria Burgas in Bulgaria to the Board for approval
3. Approved the equity capital raise in December 2025
4. Considered various investment opportunities and capital expenditure proposals from management

The Investment Committee will continue to support executive management in FY2027 by considering major capital expenditure projects and acquisition opportunities in line with the Group's capital allocation framework and pursuit of its strategic objectives.

The committee is satisfied that it fulfilled its mandate as set out in its terms of reference and work plan.

** Kevin Ellerine resigned as a director and member of the Investment Committee effective 1 June 2026.*
*** Martin Oberholster served as an independent adviser to the Investment Committee before he was appointed an independent non-executive director on 17 June 2026.*

Social, Ethics and Sustainability Committee

The Social, Ethics and Sustainability Committee monitors the Group's performance as a responsible corporate citizen in the workplace and society, as well as its environmental impact, while fostering a culture of ethical conduct.

Composition and meeting attendance	FY2026	Attendance %
 **Bernadette Mzobe** (Chairman)	2/2	100%
 **Loyiso Dotwana**	2/2	100%
 **Zuleka Jasper**	2/2	100%

Focus areas

Focus areas for the Social, Ethics and Sustainability Committee in FY2026 were:

1. Recommended the Group's ESG strategy to the Board for approval
2. Considered and approved the Company's employment equity plan
3. Received reports on the Company's stakeholder engagements

In FY2027, the Social, Ethics and Sustainability Committee will continue to monitor those activities falling within its mandate, including progress in implementing the recently approved ESG strategy.

The committee is satisfied that it fulfilled its mandate as set out in its terms of reference and work plan. The committee chairman will be available at the AGM to answer any questions regarding the committee's activities.

Remuneration Committee

The Remuneration Committee ensures that remuneration policies and practices align with the Group's strategic objectives. It also ensures remuneration is fair, responsible and competitive to attract and retain key talent.

Composition and meeting attendance	FY2026	Attendance %
 **Richard Inskip** (Chairman)	2/2	100%
 **Spiro Noussis**	2/2	100%
 **Annabel Dallamore**	2/2	100%

Focus areas

Focus areas for the Remuneration Committee in FY2026 were:

1. Considered the committee Chairman's feedback from engagements with shareholders and investors
2. Considered the executive directors' remuneration, including total guaranteed package (TGP), STI and LTIs
3. Reviewed and approved the allocation and payouts of LTIs and STIs for executive directors and senior managers
4. Recommended the increases in non-executive directors' fees to the Board based on PwC's benchmarking report
5. Received advice on the amendments to the Companies Act relating to remuneration committees and implications for the FY2026 Remuneration report

In FY2027, the Remuneration Committee will evaluate the outcome of voting at the 2026 AGM on the initial binding shareholder resolutions regarding the Company's remuneration policy and implementation, and any potential consequential changes that may be required. In addition, the Remuneration Committee will continue to ensure that the Group's remuneration policies and practices remain fair and achieve their reward and retention objectives.

The committee is satisfied that it fulfilled its mandate as set out in its terms of reference and work plan. The committee Chairman will be available at the AGM to answer any questions regarding the committee's activities.

Nomination Committee

The Nomination Committee assists the Board in determining and regularly reviewing the size, structure, composition and effectiveness of the Board and its committees, ensuring alignment with the Group's strategic objectives.

Composition and meeting attendance	FY2026	Attendance %
 **Spiros Noussis** (Chairman)	3/3	100%
 **Richard Inskip**	3/3	100%
 **Annabel Dallamore**	3/3	100%

Focus areas

Focus areas for the Nomination Committee in FY2026 were:

1. Reviewed the composition of the Board in light of Kevin Ellerine's and Reeza Isaacs' resignations
2. Recommended the appointment of Lucas Ndala and Martin Oberholster as independent non-executive directors of the Company following a diligent recruitment process

The Nomination Committee will continue to ensure that the Board has the appropriate mix of competencies, diversity and independence required to fulfil its obligations objectively and effectively in FY2027.

The committee is satisfied that it fulfilled its mandate as set out in its terms of reference and work plan.



Canal Walk, Western Cape, South Africa

HYPROP

- Home
- About our IAR
- Hyprop at a glance
- Our value creation context
- Our performance
- ESG report
- **Remuneration report**
- Financial statements
- Glossary

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Skopje City Mall
Skopje, North Macedonia

Remuneration report

Remuneration Report

Our Remuneration report is structured in three sections:

A Report from the RemCo Chairman (background statement)

B Remuneration philosophy and policy

C Remuneration implementation report

Supplementary information on the broader workforce pay and non-executive director remuneration is available from page 139 to 146.



Richard Inskip,
Chairman of the Remuneration Committee

Report from the RemCo Chairman

On behalf of the Remuneration Committee (RemCo), I am pleased to present Hyprop's FY2026 Remuneration report. This report sets out how RemCo applied the Group's remuneration policy during the year and ensured that outcomes remained aligned with performance, responsible pay principles and shareholder expectations.

FY2026 was marked by continued operating complexity across our markets, alongside broader socioeconomic pressures. Hyprop delivered solid results, growing distributable income per share (DIPS) in line with the upper end of guidance, driven by the execution of several strategic and operational priorities.

RemCo determined remuneration outcomes with direct reference to this performance, applying financial guardrails to ensure remuneration costs remained appropriately aligned with the income generated by the business – while balancing individual contribution, sustainable value creation and the interests of both shareholders and employees.

The environment in which we remunerate

The Group navigated a complex macroeconomic and trading environment during the year. In SA, subdued economic growth and pressure on consumer spending continued to impact the retail property sector. In EE, the ongoing effects of geopolitical uncertainty and country-specific inflationary pressures created additional complexity for remuneration decisions. These conditions reinforced the importance of a remuneration policy that is disciplined and responsive to different operating contexts, while remaining anchored in consistent principles.

Company remuneration approach

Our approach to remuneration aligns pay with long-term value creation, using DIPS and net operating income as the primary Group performance measure indicators. The table below reflects the total remuneration for FY2025 and FY2026. The Group's fixed remuneration (total guaranteed package (TGP)) decreased year on year due to the outsourcing of the property management at Hyde Park Corner, sale of a 50% undivided share in Woodlands and outsourcing of The Mall's maintenance team. Variable pay (short-term incentives (STI) and long-term incentives (LTI)) outcomes directly reflected delivery against set targets.

Group remuneration R'000	2026		2025		% change	
	SA	EE	SA	EE	SA	EE
TGP	145 685	38 647	151 536	38 833	(3.9%)	(0.5%)
STI (settled in October 2026 (for FY2026) and October 2025 (for FY2025) respectively)	38 206	10 192	33 866	9 643	12.8%	5.7%
LTPA vesting % for the December 2023 and the November 2022 LTPA Awards, respectively	46.9%		51.6%		(4.7%)	

For more information on **the executive director's performance during the year**, refer to the review on page 128.

Ensuring fair and responsible pay

The Group's remuneration philosophy is grounded in fair and responsible pay, with a clear emphasis on pay for performance. Base pay is reviewed with reference to market benchmarks, internal job grading and affordability, while annual increases consider inflation, individual performance and the Group's broader financial position. Hyprop remains committed to remunerating employees fairly for the roles they perform, and to ensuring no employee is paid below the minimum wage.

Remuneration benchmarking remained an important input into the committee's deliberations. The available peer group is relatively limited – particularly for companies with comparable business models, asset portfolios and geographic exposures. The selected comparator group is split into direct peers, being those who are more comparable, and other industry comparators. This approach provides the opportunity to include more peers in the group, as well as to have a view of the direct peers in the market. The companies used in the benchmarking are listed in Part C of the report on page 126.

The committee also considers the broader employee experience and how remuneration supports retention and drives the right outcomes across the Group. STI opportunities extend beyond the executive team, with performance measures designed to align employees with the results they can directly influence. Financial guardrails linked to operational performance ensure incentives support both top-line delivery and bottom-line discipline, so that outcomes remain linked to value creation rather than reward in isolation.

The committee reserves the right to exercise discretion and deviate from policy responsibly if/and when required. If discretion is applied, it will be explained in the Remuneration report, specifically outlining where discretion was applied and how it impacted the relevant remuneration with a maximum impact of 10% of TGP, STI and LTI, as deemed appropriate.

Key developments for the year

During the year, the committee continued to embed the remuneration policy introduced in recent years, rather than making fundamental changes to its underlying direction. Our focus was on strengthening implementation and improving clarity, and we are satisfied that executive remuneration outcomes remained appropriate in the context of Hyprop's performance, the operating environment and shareholder value creation.

Key areas of progress included increasing the minimum shareholding requirement (MSR) targets for executive directors, refining incentive measures and thresholds, and continuing to extend SA remuneration principles across the Group's EE portfolio. The Group prepared for the new statutory remuneration reporting and voting requirements introduced by the Companies Act amendments. This includes enhanced pay-gap disclosure, separate disclosure of broader workforce and non-executive director remuneration for transparency, and a clearer distinction between these disclosures and matters concerning executive directors that require shareholder approval.

Key activities in FY2026

1. Reviewed the performance of the Group and executive directors
2. Monitored the application of the pay-for-performance philosophy
3. Developed financial guardrails to manage total remuneration costs for our EE operations
4. Revised the MSR targets after reviewing the STIs and LTIs
5. Approved the STI key performance deliverables and LTI performance conditions for the ensuing financial year
6. Ensured compliance with the amendments to the Companies Act, and aligning the method of disclosing executive director remuneration to the requirements of King V ahead of its formal implementation in June 2027

External remuneration advisers

RemCo made use of independent external advisers during the year to support its remuneration governance, policy and reporting. PwC provided guidance on remuneration-reporting requirements and the related implications for the structure and content of the Remuneration report. External benchmarking and technical input were also considered, where appropriate, to assist the committee in making informed remuneration decisions.

21st Century continued to provide benchmarking data for positions below executive directors to ensure that the pay remains fair and responsible. PwC provided benchmarking data for the executive directors and non-executive director remuneration.

The committee confirms that the advice was independent and objective.

Shareholder engagement

The committee remains committed to engaging meaningfully with shareholders. Accordingly, Hyprop welcomes feedback from shareholders ahead of each AGM and considers their perspectives in relation to our remuneration policy, incentives and disclosure. Feedback from shareholders during the year covered the following topics:

- **MSR targets for executive directors:**
  This has been reviewed and details thereof can be found in Part C of the Remuneration report
- **The performance hurdles for STI and LTI measures:**
  This was considered when establishing the FY2027 STI and LTI performance measures
- **The impact/connection between STI and LTI performance measures:**
  The policy provides further clarity regarding this connection/impact
- **Disclosure of performance and remuneration benchmarking peers:**
  This has been disclosed in Part C of the Remuneration report on pages 126 and 131 to 133.

The committee values this engagement and aims to respond constructively to feedback while ensuring any decisions made are in the Group's long-term interests.

At our 2025 AGM, 99.81% of votes were in favour of the remuneration policy, and 99.78% of votes were in favour of the remuneration implementation report.

In line with Sections 30A and 30B of the Companies Act, which came into effect in May 2026, Hyprop's remuneration policy and Remuneration report will be presented for shareholder approval by way of two ordinary resolutions at our AGM on 26 November 2026.

For more information on the 2026 AGM, refer to the **notice of AGM** at www.hyprop.co.za

Remuneration governance

Hyprop's RemCo supports the Board in ensuring the Group's remuneration practices remain fair, responsible and transparent, and that these align with the Group's strategic objectives.

Our RemCo comprised Richard Inskip (Chairman), Spiro Noussis and Annabel Dallamore, and met formally twice during FY2026.

The members of our RemCo have the required skills, expertise and experience to effectively perform their duties.

Future focus areas

- Continue embedding and monitoring the revised remuneration policy across the Group to ensure consistent application across SA and EE
- Ensure the remuneration policy continues to support fair and responsible pay principles, the pay-for-performance philosophy and that it remains aligned with stakeholder expectations
- Ensure ongoing compliance with the amendments to the Companies Act, including clear and relevant remuneration disclosure
- Continue to enhance transparency in remuneration reporting, including the link between remuneration outcomes and performance
- Continue monitoring the effectiveness of the financial guardrails across the Group, including in EE
- Review STI and LTI performance measures to ensure these remain aligned with the Group's strategy and sustainable performance, as well as shareholder interests
- Continue to assess the appropriateness of incentive measures, including ESG-related measures aligned with the Group's strategy
- Review the peer group used for remuneration and performance benchmarking

In closing

RemCo is satisfied that Hyprop's remuneration practices were managed responsibly during the year and that remuneration outcomes were appropriately aligned with performance, contribution and shareholder value creation. The committee further confirms that it fulfilled its responsibilities in accordance with its terms of reference and remains committed to maintaining a fair, transparent and compliant remuneration framework that supports the Group's strategy and stakeholder expectations.

On behalf of the committee, I thank management and the HYperformers for their continued commitment and constructive engagement. Their diligence and openness support robust governance, effective oversight and the continued creation of value for all stakeholders – including shareholders.

B Remuneration policy

Overview

This policy section of the Remuneration report presents a high-level overview of the remuneration components as they apply to the different levels of employees, with a further detailed focus on executive directors. The application of Hyprop's remuneration policy in relation to the broader workforce and our approach to fair and reasonable remuneration are in a supplementary disclosure section on pages 139 to 144 (which does not form part of the formal Remuneration report).

Remuneration philosophy

Hyprop's remuneration policy embraces a total reward philosophy that drives the achievement of our strategic objectives. It fosters both team and individual excellence while recognising the vital contributions of employees to long-term, sustainable value creation – all through fair and balanced remuneration.

The Group's remuneration philosophy underpins our employment ethos and is guided by the following principles:

- Aligning remuneration policies and practices with the Group's strategy and values
- Aligning talent attraction, motivation and retention with the execution of the business strategy
- Aligning remuneration structures with shareholder value creation

Fair and reasonable remuneration

To uphold these key principles, RemCo aims to:

- Reward employees fairly, reasonably and responsibly for their contributions to the Group's strategic objectives, as well as its operating and financial performance
- Identify, investigate and address remuneration disparities, particularly those related to race and gender, as soon as practically possible
- Apply financial guardrails to ensure that the remuneration costs do not outstrip the financial performance of the Group and Company
- Ensure the TGP is anchored in the principle of equal pay for work of equal value
- Link TGP to clear role descriptions, accurately mapped and aligned using the Paterson job grading system, which defines remuneration scales across six grades
- Ensure executive directors, executive management and senior management's (collectively the senior management team) remuneration is fair and responsible, taking into account overall Company pay and pay ratios between the senior management team and other employees when determining annual salary increases
- Ensure TGP increases, and STI and LTI outcomes are fair when measured against Group financial performance

RemCo regularly reviews the Group's remuneration policy to ensure remuneration and employee reward practices remain both competitive and fair.

Benchmarking

Offering competitive remuneration is essential to positioning Hyprop as an employer of choice. Benchmarking is conducted across the various jurisdictions in which we operate, taking into consideration the respective markets and socio-economic conditions.

TGP is benchmarked annually against median industry norms. Adjustments may be made to reflect significant changes in an employee's experience, qualifications, responsibilities or performance. Variable remuneration is also periodically benchmarked to ensure competitiveness.

When necessary, Hyprop makes use of independent remuneration consultants to benchmark its executive remuneration and TGP by reviewing peer group data from REITs and comparable property companies listed on the JSE. This review considers factors such as total asset value, market capitalisation, revenue and market data, and helps inform our remuneration decisions. The peer group is presented in Part C of this report.

Remuneration may exceed benchmarked median levels to attract, retain and motivate individuals with specialised skills or for employment equity purposes. Adjustments may also be considered if a survey shows that a job group is significantly misaligned with the comparative benchmark.

Attracting and retaining talent

Our success relies on attracting and retaining talented, experienced and motivated individuals capable of executing our business strategy and achieving our vision. To this end, we use both STIs and LTIs, depending on the employee's level, and emphasise a pay-for-performance philosophy across all elements of remuneration (TGP, STIs and LTIs).

Overview of all-employee remuneration

Our remuneration framework consists of fixed and variable pay, delivered as three elements: TGP, STIs in the form of cash and Deferred awards (awarded as Restricted shares under the LTIP), and LTIs in the form of equity or cash-settled conditional shares awarded under the LTIP.

We provide a high-level overview of the components of our remuneration as it applies to all employees below:

Component	Description	Structure	Eligibility
TGP	Monthly cash remuneration and benefit contributions	• TGP is aligned with the median of comparable companies and is performance-driven. • TGP increases are determined by individual and Group performance and are guided by the consumer price index (CPI). • For executive management, senior management and certain middle management members, TGP increases are determined by individual and Group performance, and specific Company financial and operational metrics, which act as guardrails.	All employees
STI	Discretionary, annual performance-based award to reward the achievement of challenging financial, operational and strategic objectives aligned with the Group KPDs	• STIs are allocated as a percentage of TGP, based on the employee's job grade • Performance is measured against both KPDs and/or individual performance • STIs use a bottom-up additive structure • Settled in cash in October of each year • Where the STI exceeds a threshold amount determined by RemCo, a portion is deferred in the form of Restricted shares under the LTIP, with the balance settled in cash in October of each year.	All employees (Deferred awards apply to employees on Paterson Grade D and above as well as key individuals with critical or strategic skills)
LTI	An equity-settled long-term share plan that provides for: • Long-term performance awards (LTPAs) • Deferred awards under the STI	**LTPAs:** • 100% performance-based • Conditional shares are allocated based on a percentage of the employee's TGP • Vesting is subject to achieving performance condition(s) measured over a performance period of at least three years • Vesting levels: 50% at threshold | 100% at target | 150% at stretch **Deferred awards (Restricted shares):** • A portion of the annual STI is deferred and settled in Restricted shares of equivalent value • Restricted shares are settled to participants immediately but remain restricted until vesting • Restricted shares vest over three years, with one third vesting on each anniversary of the award date (subject to continued employment over a specified period) • Restricted shares are not subject to further performance conditions	LTPAs apply to employees on Paterson Grade D and above as well as key individuals with critical or strategic skills

Remuneration policy as it pertains to executive directors

The policy below applies to the Company's executive directors. The Company has no prescribed officers who are not executive directors.

The outcomes of the application of the policy for the financial year, including TGP increases, STI KPDs, weightings, targets and amounts paid, and the LTI awards, performance measures and vestings are set out in Part C of the Remuneration report.

TGP

Objectives	• Remunerate executive directors for their individual skills at the prevailing market rate for the role • Ensure pay is performance-driven • Ensure pay is competitive in the industry • Attract individuals with the competencies to add value to the business
Delivery	• Monthly cash remuneration and benefit contributions
Quantum, salary increases and reviews	• TGP consists of a monthly cash component and benefit component (membership of a defined contribution pension fund with death, disability, education and funeral benefits). • TGP is benchmarked against industry medians and may be adjusted based on a significant change in an executive director's experience, qualifications, responsibilities and performance. Remuneration may exceed benchmarked levels where required to attract and retain specialised skills or for employment equity purposes. • TGP increases and reviews take place around September each year and are based on the Group's performance, prevailing or projected inflation, affordability and individual employee performance. Executive directors who join the Group within the last three months of the financial year do not qualify for that year's annual review cycle. • Above-average increases may be awarded to high performers or to align with market benchmarks. • Increases are aligned with the financial year and take effect on 1 July.
Approval	• The executive directors' TGP is approved annually by RemCo.

STI (cash and Deferred awards under the LTIP)

Objectives	• Reward the achievement of challenging financial and strategic objectives aligned with the Group's KPDs
Operation	• The annual performance bonus is based on the Group's performance, achievement of KPDs and uses a bottom-up additive structure (formula-based approach). The following formula applies: STI = TGP x STI payout factor (based on STI percentages) x weight of KPDs
Delivery	• All STIs below the threshold quantum, as determined by RemCo, are settled in cash each October. For STIs above the threshold, a portion of the STI is deferred in the form of Restricted shares under the LTIP, as detailed in the LTI section below. • Restricted shares are allocated immediately but vest over three years, with one third vesting on each anniversary of the award date.
Approval	• The executive directors' STIs are reviewed and approved annually by RemCo
Performance measures (KPDs)	**Selecting KPDs for the financial year:** • KPDs are selected to drive the annual business performance priorities and are weighted towards financial/strategic measures • Achieving KPDs will assist in achieving LTI performance conditions (comprising total return, retail centre health measures and ESG) in the long term **Measuring KPDs** • KPDs are assessed against the threshold, target and stretch parameters defined for each KPD • Each KPD's outcome is weighted • Progress in achieving KPD targets is continuously tracked, with final evaluations conducted at the end of the financial year
Performance target and payout factors	• Each KPD is assigned a threshold, target and stretch performance level • For executive directors the current maximum STI payout factor for each KPD is: 50% at threshold | 100% at target | 170% at stretch
Conditions of payment	• Payment of cash STIs and/or vesting of Deferred awards is subject to the employee's continued employment on the respective payment or vesting date • Executive directors who join the Group within the last three months of the financial year do not participate in that year's STI cycle. For employees who join earlier in the financial year, STI is calculated on a pro-rata basis using their TGP.
Termination of employment	**Cash STI** • If the employee is not employed at the date of payment, the cash STI will be forfeited **Deferred STI (Restricted shares)** • The LTIP rules with regards to the termination of employment outlined on page 123 will apply
Discretion	• Exceptional performance by executive directors may be rewarded at RemCo's discretion

LTIs under the LTIP

Objectives	• Aligns the interests of executive directors with those of shareholders and the Group's long-term sustainability • Incentivises performance against key measures aligned to the Group's strategy • Attracts, motivates and retains executive directors
Nature and delivery of performance awards (LTPAs)	• Awards are made in the form of conditional shares with no rights to dividends or dividend equivalents until vesting • Allocation is based on a percentage of the executive director's TGP (up to a maximum allocation of 150% of TGP) • Vesting is subject to achieving performance condition(s) measured over a performance period of at least three years • LTPAs will vest at the end of the performance period as follows, with linear vesting between performance levels: 50% at threshold | 100% at target | 150% at stretch • Shares are settled to participants after vesting, to the extent that the performance and other conditions, including continued employment, have been met
Nature and delivery of Deferred awards	• Apply to STI amounts above a threshold quantum (Deferred awards) set by RemCo • A portion of the STI is deferred and converted to Restricted shares of equivalent value • Restricted shares are settled to participants immediately but only become unrestricted upon vesting (one third of the Restricted shares vest annually on the anniversary of the award), subject to continued employment over the three-year period • Participants enjoy/receive shareholder rights (except the right to sell the Restricted shares) during the employment period
Settlement	**Manner of settlement** • LTPAs and Deferred awards are settled by delivery of Hyprop shares to participants. The LTIP rules allow for settlement in either of the following ways: (i) Through a market purchase of shares or (ii) Through the use of treasury shares
Plan limits	**Company limit** • The aggregate number of shares that may be allocated under the LTIP may not exceed 17 171 946 shares, which equates to 5% of the number of issued shares at the date of adoption of the LTIP **Individual limit** • The aggregate number of shares that may be allocated to any individual under the LTIP may not exceed 3 434 389 shares, which equates to 1% of the number of issued shares at the date of adoption of the LTIP
Termination of employment	**Fault termination** • If employment terminates due to resignation or dismissal, or any other reason not considered a no-fault termination, all unvested LTPAs and Deferred awards are forfeited on the termination date. **No-fault termination** • **LTPA:** If employment terminates due to retirement, death, disability, redundancy, transfer between companies in the Group or other circumstances determined by RemCo, the LTPAs will be pro-rated and accelerated for vesting on the termination date. LTPAs are pro-rated for the time served between the award date and date of termination of service and the extent to which performance conditions have been achieved. The portion of the award that does not vest is forfeited. • **Deferred awards:** Unvested Deferred awards/Restricted shares vest in full on the date of termination of employment and are released to participants
Change of control	• Should the Company undergo a change of control, unvested awards will be treated as follows: – Deferred awards (Restricted shares) will vest in full and be released – LTPAs will vest pro rata for time served between the award date and the change of control date, taking into account the extent to which performance conditions have been met • Awards that do not vest will continue to be subject to their original terms unless RemCo, in its discretion, determines otherwise

Full details of the LTIP are available on the Company's website, www.hyprop.co.za

Malus and clawback

All incentive awards are subject to malus and clawback, as set out in the malus and clawback policy. The policy allows the Group to reduce or recover STI or LTIP awards in the event of fraud or gross negligence by an employee ("trigger events" as defined in the malus and clawback policy). Malus applies before awards have vested or been paid, whereas clawback applies for a period of three years from the date the awards have vested or payment has been made to the participants.

Minimum shareholding requirement

A minimum shareholding requirement (MSR) applies to executive directors in accordance with the MSR policy. Executive directors are required to accumulate and hold a targeted number of shares, determined by RemCo based on their TGP at inception. The executive directors have seven years to accumulate the required number of shares. These shares must be held until termination of employment, unless released by RemCo upon request by the employee, subject to RemCo's discretion. Compliance with the MSR is monitored annually by RemCo.

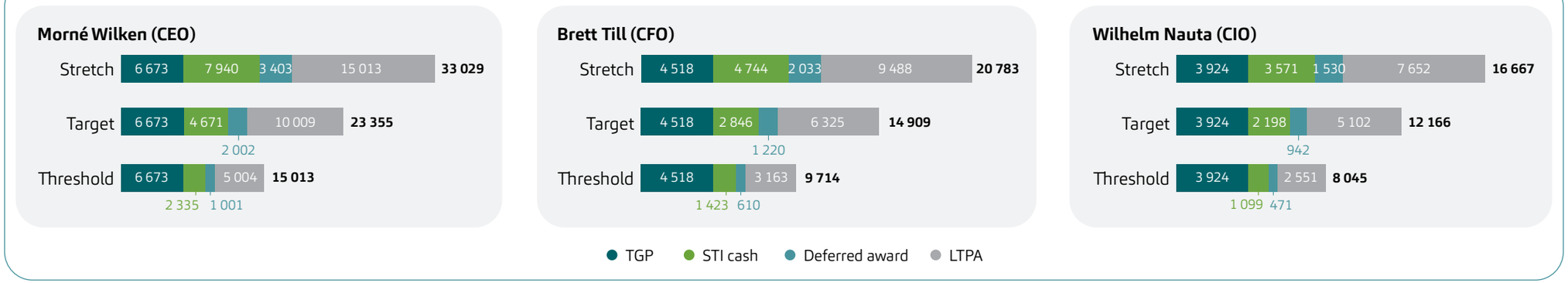
Linking remuneration to strategy and performance

The remuneration of Hyprop's executive directors, including TGP, STIs and LTIs, is directly linked to the Group's strategy and performance, as detailed in the preceding paragraphs. The details of the executive director remuneration, reflecting the Company's performance, year on year, can be found in Part C of this report.

Linking pay to performance

The following graphs illustrate potential remuneration outcomes for executive directors for FY2027 at threshold, target and stretch levels (with stretch applying only for outstanding performance). If the threshold level of performance is not achieved, only TGP will be payable.

Amounts (R'000)



Contractual and other considerations

Notice periods and periods of appointment
All executive directors are employed under permanent, full-time contracts. Executive directors' contracts have a three-month notice period.

Termination benefits
Executives do not have contractual entitlement to termination payments, other than payment in respect of the applicable notice period and accrued leave balances.

Buy-out and sign-on awards
Buy-out awards may be granted to newly appointed executive directors to compensate for the forfeiture of long-term or Deferred awards from a previous employer, most commonly arising from share-based incentive schemes. Where appropriate, buy-out awards are structured as share-based awards to maintain alignment with Hyprop's LTI framework. In limited circumstances, cash buy-out awards may be approved, subject to repayment provisions should the employee leave the Company within a specified period. Sign-on payments are currently not used.

RemCo discretion

RemCo applies judgement when assessing performance and approving remuneration outcomes. This policy introduces RemCo's ability to exercise discretion over variable pay in a fair, responsible and transparent manner, particularly where a formulaic outcome would be inappropriate, create an unintended windfall or be unduly punitive.

Discretion may be applied upwards or downwards. Upward discretion may recognise exceptional performance or contributions not fully reflected in the standard measures, while downward discretion may be applied where the calculated award does not fairly reflect actual performance (and the pay outcome should be reduced accordingly).

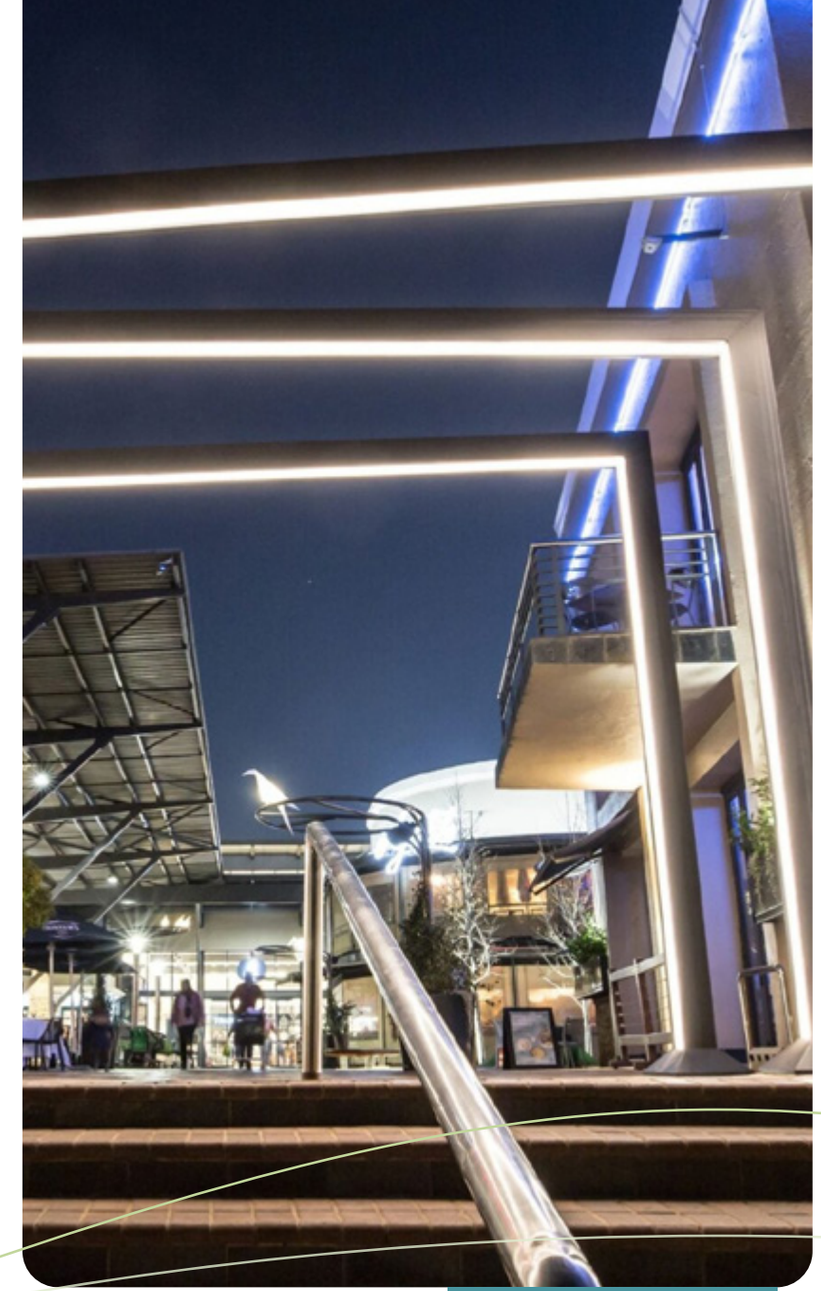
Any discretion will be considered on a case-by-case basis, having regard to the relevant circumstances and the rationale for the decision. RemCo may also exercise discretion in relation to recruitment, retention, termination or other exceptional matters not specifically covered by this policy.

In all cases, RemCo will apply discretion fairly in both substance and process. Any use of discretion will be disclosed in the relevant remuneration implementation report, including the nature of the discretion, its financial impact and the key factors considered.

Effective date of policy and shareholder approval

If approved by shareholders, this policy will apply from 1 July 2026 for a period of three years (subject to non-material changes approved by RemCo). Should a material change to the policy be required a revised policy will be put to shareholders for approval.

Legacy arrangements will continue to be governed under the previous non-binding policy and the applicable contractual arrangements and will continue to be reported on in the implementation report, as applicable.



Woodlands, Pretoria, South Africa

C Remuneration implementation report

This report deals with the implementation of the Group's remuneration policy and the performance outcomes achieved by the executive directors.

2026 is a transitional year for remuneration reporting. Due to Hyprop moving from disclosure of "remuneration paid" to "remuneration earned" from this year onwards, TGP, STI and LTI information for the 2025, 2026 and 2027 financial years is included in this year's report. This will ensure that shareholders have a complete overview of executive directors' remuneration earned and paid over this period.

RemCo confirms that the remuneration policy was implemented as approved and that any discretion applied is noted accordingly. This section also contains planned implementation for FY2027.

The executive directors pay was benchmarked against the following peers:
- Direct peers – Attacq, Resilient REIT and Vukile Property Fund
- Indirect peers – Equites Property Fund, Fairvest, Fortress Real Estate Investments and SA Corporate Real Estate.

Total guaranteed package

TGP is the total cost of employment (total cost to company (CTC)) package and includes base salary and benefits.

FY2026

Salary increases
In determining the annual TGP increases for the Group, RemCo considered:

- The prevailing inflation rate (CPI)
- The Group's performance and the affordability of the increased salary costs
- The employment cost guardrails approved by RemCo
- Market benchmarking data

The average TGP increase for employees below senior management level was 5.1% in South Africa and 4.1% in Europe. For senior management, the increases were 4.7% in South Africa and 2.7% in Europe.

In determining executive directors' TGP increases, their performance against their KPDs and the prevailing market benchmarking data were considered. No adjustments for market comparison were made.

FY2027

Salary increases
In determining the annual TGP increases for the Group, RemCo considered the same factors as it did for FY2026. In terms of the Group's financial guardrails, TGP increases for executive directors are capped at the lower of 130% of CPI or growth in DIPS for the financial year.

For the executive directors, TGP increases of 5.6% were approved, guided by the prevailing CPI rate and the Group's and their performance. One market adjustment of 5.4% was made in addition to the base increase of 5.6% (a total of 11%) based on independent market benchmarking data.

TGP (R'000)	FY2026	FY2025	% change
 **MC Wilken**	6 319	6 076	4.0%
 **BC Till**	4 070	3 876	5.0%
 **AW Nauta**	3 716	3 590	3.5%
TOTAL	**14 105**	**13 543**	**4.2%**

TGP (R'000)	FY2027	FY2026	% change
 **MC Wilken**	6 673	6 319	5.6%
 **BC Till**	4 518	4 070	11%
 **AW Nauta**	3 924	3 716	5.6%
TOTAL	**15 115**	**14 105**	**7.2%**

STIs

Executive director performance is measured against their KPDs, which are designed to align performance with the achievement of the Group's strategic priorities.

Executive directors' KPD performance was reviewed against threshold, target and stretch performance levels. These levels were aligned to a five-point rating scale, where one represents unsatisfactory performance and five represents exceptional performance, as follows:

Threshold	Target	Stretch
performance rating of	performance rating of	performance rating of
3	3.75	5

The STI is based on the following STI payout ranges, expressed as a percentage of TGP:

	% of TGP		
Employee level	**Threshold**	**Target**	**Stretch**
Chief Executive Officer	50%	100%	170%
Other executive directors	40% – 45%	80% – 90%	130% – 150%

FY2025 (paid during FY2026)

Executive directors' FY2025 STIs were paid in October 2025.

RemCo considered the outcome of the performance appraisals conducted and the 30 June 2025 KPD scores when approving the STIs for FY2025. The details of the performance against the KPDs were outlined in Part C of the FY2025 Remuneration report.

Total STIs for executive directors (R'000)	2025[1]	2024	% change
Cash	4 716	7 091	(33.5%)
Deferred award	2 525	3 040	(16.9%)
Total	**7 241**	**10 131**	**(28.5%)**

[1] *This is the net amount after the adjustments to the cash and Deferred awards due to the sale of a 50% undivided share in Hyde Park Corner not being implemented.*

FY2026

Executive directors' FY2026 STI outcomes

The KPDs for FY2026 were approved by RemCo in July 2025. Actual performance is measured against targets on an ongoing basis, with final outcomes communicated to management in October 2026, subject to RemCo approval.



STIs for FY2026 were approved by RemCo based on the results set out in the table below and will be paid in October 2026.

	Performance hurdles			Weighting			Scores		
2026 KPDs	**Threshold**	**Target**	**Stretch**	**CEO**	**CFO**	**CIO**	**CEO**	**CFO**	**CIO**
Group									
Growth in distributable income (DI)/share based on the guidance given to the market and the underlying assumptions. (RemCo will apply discretion in the event of a material change to the assumptions)	413 cents per share (9% growth)	422 cents per share (11.5% growth)	435 cents per share (15% growth)	20%	20%	20%	3.85	3.85	3.85
Recycle capital (including the investment in Lango)	Secured transaction, Board/Investment Committee (IC) approval, and implementation started – equal to R0.3 billion in gross assets	Secured transaction, Board/IC approval and implementation started – equal to R0.9 billion in gross assets	Secured transaction, Board/IC approval, and implementation started – equal to R1.5 billion in gross assets and at least two transactions	20%	20%	25%	3.66	3.66	3.66
EE portfolio									
Secure new and organic growth opportunities in line with strategy	Secured transaction, Board/IC approval, and implementation started – gross assets of €50 million	Secured transaction, Board/IC approval, and implementation started – gross assets of €175 million	Secured transaction, Board/IC approval, and implementation started – gross assets of €300 million	25%	25%	20%	3.43	3.43	3.43
SA portfolio									
Install solar-PV plants and/or battery systems	Started the installation of 2 plants/projects	Started the installation of 3 plants/projects	Started the installation of 4 plants/projects	10%	10%	15%	5.00	5.00	5.00
Secure new growth opportunities in SA – could be organic growth opportunities or new acquisitions	Secured transaction, Board/IC approval, and implementation started – equal to R0.5 billion in gross assets	Secured transaction, Board/IC approval, and implementation started – equal to R1.5 billion in gross assets	Secured transaction, Board/IC approval, and implementation started – equal to R2.5 billion in gross assets and at least two transactions	25%	25%	20%	Below threshold	Below threshold	Below threshold
STI payout range									
CEO	50%	100%	170%						
CFO	45%	90%	150%						
CIO	40%	80%	130%						
Total STI payout (R'000)							4 837	2 790	2 514
Total STI payout (% of TGP)							77%	69%	68%
Deferred award (30% of STI) (R'000)							1 451	837	754
Cash STI (R'000)							3 386	1 953	1 760

Deferred STI awards
Where the FY2026 STI exceeds R1 million, 30% of the total STI will be deferred in the form of Restricted shares in accordance with the LTIP. Deferred awards will vest over three years, with one third vesting each year on the anniversary of the award date.

FY2027

The KPDs for FY2027 STIs have been approved by RemCo in the context of the Group's strategy and the short-term priorities agreed with the executive directors, as set out in the table below:

			Performance hurdles			Weighting				
	2027 KPDs	Type of Measure	Threshold	Target	Stretch	CEO	CFO	CIO	SA portfolio	EE portfolio
Group										
1	Growth in DIPS based on the guidance given to the market and underlying assumptions (RemCo will apply discretion in the event of a material change to the assumptions).	Financial	452 cents per share (7% growth)	457 cents per share (8% growth)	461.1 cents per share (9% growth)	30.00%	30.00%	30.00%	20.00%	25.00%
2	Secure transactions/opportunities in line with the asset-light strategy	Strategic	1 transaction secured	2 transactions secured	3 transactions secured	20.00%	20.00%	20.00%	–	–
3	Achieve the following score in the 2027 B-BBEE verification for the procurement element	ESG	24 points	25 points	26 points	–	–	–	10.00%	–
EE portfolio										
4	Growth in tenants' turnover (Base: FY2026)	Operational	CPI	110% of CPI	130% of CPI	–	–	–	–	25.00%
5	Growth in spend per head (Base: FY2026)	Operational	90% of CPI	CPI	110% of CPI	–	–	–	–	25.00%
6	Growth in gross revenue (Base: FY2026)	Operational	1.75% growth	2.25% growth	3.75% growth	–	–	–	–	25.00%
7	Portfolio management – secure new and organic growth opportunities in line with strategy and recycling more mature assets	Financial	Secured transaction, Board/IC approval, and implementation started – gross assets of €45 million	Secured transaction, Board/IC approval, and implementation started – gross assets of €175 million	Secured transaction, Board/IC approval, and implementation started – gross assets of €300 million	25.00%	25.00%	20.00%	–	–
SA portfolio										
8	Growth in tenants' turnover (Base: FY2026)	Operational	CPI	110% of CPI	130% of CPI	–	–	–	20.00%	–
9	Growth in foot count (Base: FY2026)	Operational	2% growth	4% growth	6% growth	–	–	–	20.00%	–
10	Growth in gross revenue (Base: FY2026)	Operational	3% growth	5% growth	7% growth	–	–	–	20.00%	–
11	Reduce month-to-month leases (Base: FY2026)	Operational	Reduce the number of stores and/or GLA by 15%	Reduce the number of stores and/or GLA by 40%	Reduce the number of stores and/or GLA by 60%	–	–	–	10.00%	–
12	BESS and/or solar projects	ESG/operational	Started the installation of 2 projects	Started the installation of 3 projects	Started the installation of 4 projects	–	–	10.00%	–	–
13	Portfolio management – secure new and organic growth opportunities in line with strategy and recycling more mature assets	Financial	Secured transaction, Board/IC approval, and implementation started – equal to R0.5 billion	Secured transaction, Board/IC approval, and implementation started – equal to R1.5 billion	Secured transaction, Board/IC approval, and implementation started – equal to R3 billion in gross assets and at least two transactions	25.00%	25.00%	20.00%	–	–
	Sum of weighting					**100%**	**100%**	**100%**	**100%**	**100%**

Appropriate KPDs aligned with Hyprop's strategy have been set for the executive and senior management teams for the year ending 30 June 2027, taking into account their roles and relevant short-term priorities. The same payout ranges that applied to the FY2026 KPDs will apply to the FY2027 KPDs.

Payment of FY2027 STIs will be reviewed and approved by RemCo based on performance against the KPDs, taking into account market conditions and the Group's performance for FY2027.

LTIs

Awards issued in FY2026

LTPAs of 391 951 shares, with a performance period of 1 July 2025 to 30 June 2028, were approved by RemCo for the executive directors, and awarded to three participants in November 2025. The related performance conditions were published in the FY2025 Remuneration report.

In addition, 52 506 Restricted shares relating to the FY2025 Deferred awards were approved by RemCo for the executive directors and awarded to three participants.

Awards to be issued in FY2027

Details of the LTPAs to be made under the LTIP in November 2026 are set out below.

Quantum

Annual LTPAs are calculated with reference to:

- TGP of individual employees
- The 30-day volume-weighted average price (VWAP) of Hyprop shares as at the award date

Allocation percentages

- LTPA allocation per eligible employee level

Level of employee	Maximum award allocation as a % of TGP
CEO	150%
Other executive directors	140%

- RemCo may, at its discretion, exceed the above award allocation percentages of TGP

Performance period, vesting period and shareholder rights

- The performance period is 1 July 2026 to 30 June 2029
- LTPAs will vest in two equal tranches on the third and fourth anniversaries of the award date

Percentage of awards that vest
Minimum threshold – 50%
On target – 100%
Stretch target – 150%

- Linear vesting will apply for performance between threshold and on target, or between on target and stretch performance. For example, where performance is exactly halfway between threshold and on target, the portion of performance shares that will vest will reflect a similar ratio, i.e. 75%.

Approval

- All LTPAs are subject to RemCo's discretion and approval.

Performance conditions applicable to the FY2027 LTPAs

	KPD theme	Metric	Weighting	Threshold 50% vesting	Target 100% vesting	Stretch 150% vesting
1	Total return	Relative total return[1]	30%	85% of peer group average	110% of peer group average	135% of peer group average
		Absolute return (weighted average cost of capital (WACC))	15%	90% of WACC	105% of WACC	125% of WACC
2	Mall health – growth in net operating income	SA portfolio	25%	90% of CPI	105% of CPI	125% of CPI
		EE portfolio	15%	90% of CPI	105% of CPI	125% of CPI
3	ESG	B-BBEE level rating	5%	90 points for a level 3 rating	95 points for a level 2 rating	100 points for a level 1 rating
		Community social investment	5%	15% growth on the FY2025 community investment in line with new ESG strategy	22% growth on the FY2025 community investment in line with new ESG strategy	29% growth on the FY2025 community investment in line with new ESG strategy
		BESS installation rollout – SA portfolio	5%	2 installations	3 installations	4 installations

[1] *The peers for the relative total return measure are Attacq, Growthpoint Properties, Redefine Properties, Resilient REIT and Vukile Property Fund*



Shares vested and forfeited in FY2026

Retention Awards

The 1 July 2020 CUP Retention Awards vested in September 2025 with 88 582 shares transferred to the executive directors.

1 November 2022 LTPA (performance period 1 July 2022 to 30 June 2025)

For the 1 November 2022 LTPA, 51.56% of the awards vested in November 2025 and 141 484 shares have / will be transferred to the executive directors in November 2025 (50%) and November 2026 (50%).

The table below outlines the outcome of the respective performance conditions.

								Vesting		
	KPD Theme	**No.**	**Metric**	**Weighting**	**Threshold**	**On target**	**Stretch**	**Performance condition outcome score**	**Vesting**	**Weighted vesting**
1	Total return	1.1	Relative total return[1]	30%	@ 85% of peer group average	@ 110% of peer group average	@ 135% of peer group average	35.6%	0%	0%
		1.2	Absolute return (WACC)[2]	20%	@ 85% of WACC	@ 105% of WACC	@ 125% of WACC	40.2%	0%	0%
2	Growth in tenants' turnover	2.1	SA portfolio	25%	90% of CPI	105% of CPI	125% of CPI	105.5%	101.3%	25.3%
		2.2	EE portfolio	10%	90% of CPI	105% of CPI	125% of CPI	107%	105%	10.5%
3	ESG	3.1	B-BBEE rating improvement	7.5%	B-BBEE rating of 4	B-BBEE rating of 3	B-BBEE rating of 2	Rating of 2	150%	11.3%
		3.2	Reduction in organic food waste	3%	70% reduction by 30 June 2025	80% reduction by 30 June 2025	90% reduction by 30 June 2025	100%	150%	4.5%
		3.3	Increase solar capacity to the maximum on the SA portfolio	4.5%	24 300kWp capacity (75%)	27 500kWp capacity (85%)	32 400kWp capacity (100%)	18 770kWp	0%	0%
	Total weighted vesting (%)									**51.56%**

[1] Peer group comprises Resilient REIT and Vukile Property Fund (L2D was included in the peer group initially but subsequently excluded due to their delisting).
[2] The WACC is calculated by one of the four major banks. The cumulative WACC for the performance period is 42.75%.

1 December 2023 LTPA (performance period 1 July 2023 to 30 June 2026)

For the 1 December 2023 LTPA, 46.9% of the awards will vest in December 2026 and 184 582 shares will be transferred to the executive directors in December 2026 (50%) and December 2027 (50%).

The table below outlines the outcome of the respective performance conditions.

								Vesting		
	KPD Theme	**No.**	**Metric**	**Weighting**	**Threshold**	**On target**	**Stretch**	**Performance condition outcome score**	**Vesting**	**Weighted vesting**
1	Total return	1.1	Relative total return[1]	30%	@ 85% of peer group average	@ 110% of peer group average	@ 135% of peer group average	42.5%	0%	0%
		1.2	Absolute return (WACC)[2]	15%	@ 85% of WACC	@ 105% of WACC	@ 125% of WACC	50.9%	0%	0%
2	Cost to income ratio	2.1	SA portfolio (Base: Gross expense ratio: 46.2%)	25%	Gross expense ratio below 46%	Gross expense ratio below 44%	Gross expense ratio below 42%	45.8%	55%	13.8%
		2.2	EE portfolio (Base: Gross expense ratio: 36.9%)	15%	Gross expense ratio below 36%	Gross expense ratio below 34.5%	Gross expense ratio below 33%	3.9% reduction from the base	150%	22.5%
3	ESG	3.1	B-BBEE rating improvement	5%	Rating of 4	Rating of 3	Rating of 1	Rating of 2	125%	6.3%
		3.2	Reduction in electricity usage from council and Eskom / GLA	5%	More than 5% reduction	More than 10% reduction	More than 15% reduction	2.6% increase	0%	0%
		3.3	Reduction in water usage from council / GLA	5%	More than 5% reduction	More than 8.75% reduction	More than 12.5% reduction	7.8% reduction	87%	4.4%
	Total weighted vesting (%)									**46.90%**

[1] Peer group comprises Resilient REIT and Vukile Property Fund (L2D was included in the peer group initially but subsequently excluded due to their delisting)
[2] The WACC is calculated by one of the four major banks. The cumulative WACC for the performance period is 38.11%

Executive directors' remuneration

Cash remuneration paid in FY2025 and FY2026





	Morné Wilken		Brett Till		Wilhelm Nauta		Total executive directors	
R'000	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
Basic salary	5 766	5 544	3 678	3 500	3 428	3 311	12 872	12 355
Pension fund contributions	517	496	332	316	228	220	1 077	1 032
STI – cash	2 216	7 197	1 703	3 658	797	2 426	4 716	13 281
STI – total	3 412	4 945	2 574	2 939	1 255	2 247	7 241	10 131
STI – Restricted shares	(1 196)	(1 484)	(871)	(882)	(458)	(674)	(2 525)	(3 040)
Special allocation (Cash LTI)	–	3 736	–	1 601	–	853	–	6 190
Other benefits	36	36	60	60	60	60	156	156
Total	**8 535**	**13 273**	**5 773**	**7 534**	**4 513**	**6 017**	**18 821**	**26 824**

Total remuneration earned for FY2026
(single-figure remuneration)

R'000	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
Basic salary	5 766	5 544	3 678	3 500	3 428	3 311	12 872	12 355
Pension fund contributions	517	496	332	316	228	220	1 077	1 032
Other benefits	36	36	60	60	60	60	156	156
TGP	6 319	6 076	4 070	3 876	3 716	3 591	14 105	13 543
STI – cash[1]	3 386	2 216	1 953	1 703	1 760	797	7 099	4 716
STI – Restricted shares[2]	1 451	1 196	837	871	754	458	3 042	2 525
LTPAs[3 4]	4 854	2 173	2 478	1 131	2 012	967	9 344	4 271
Total remuneration earned	**16 010**	**11 661**	**9 338**	**7 581**	**8 242**	**5 813**	**33 590**	**25 055**

The total remuneration earned for FY2026 and FY2025 aligns pay outcomes with the financial reporting period, as required by King V.

[1] Cash portion of the STI relating to the FY2026 and FY2025 years' performance respectively. A portion of the FY2025 STI (as reported in the FY2025 Remuneration report) was refunded due to the transaction for the sale of a 50% undivided share in Hyde Park Corner not being implemented. The net value is reflected in the table.

[2] Deferred portion of the STI settled in Restricted shares which vest over a three-year period subject to continued employment.

[3] The FY2025 LTPA value relates to:
- *The first 50% of the LTPA tranche 1 award (performance period 1 July 2022 to 30 June 2025), 51.6% of which vested (in total) in two equal tranches in November 2025 (50%) and November 2026 (50%);*
- *The second 50% of the CUP tranche 12 award (performance period 1 July 2021 to 30 June 2024), 50.15% of which vested (in total) in two equal tranches in October 2024 (50%) and October 2025 (50%);*
- *The value of the shares which vested has been calculated using the 30 day VWAP of Hyprop's shares on 30 June 2025 of R42.97.*

[4] The FY2026 LTPA value relates to:
- *The second 50% of the LTPA tranche 1 award (performance period 1 July 2022 to 30 June 2025), 51.6% of which vested (in total) in two equal tranches in November 2025 (50%) and November 2026 (50%);*
- *The first 50% of the LTPA tranche 2 award (performance period 1 July 2023 to 30 June 2026), 46.9% of which vested (in total) in two equal tranches in December 2026 (50%) and December 2027 (50%);*
- *The value of the shares which vested has been calculated using the 30 day VWAP of Hyprop's shares on 30 June 2026 of R57.32*

LTIs – outstanding shares

Details of the outstanding shares awarded to the executive directors in terms of the CUP and LTIP are as follows:





	Morné Wilken		Brett Till		Wilhelm Nauta		Total executive directors	
Number of shares outstanding	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
Outstanding at the beginning of the year	628 893	567 279	339 801	311 329	278 003	259 974	1 246 697	1 138 582
New awards granted	214 373	165 678	130 966	87 400	99 118	69 915	444 457	322 993
LTIP	189 508	131 868	112 849	67 308	89 594	54 550	391 951	253 726
Restricted shares	24 865	33 810	18 117	20 092	9 524	15 365	52 506	69 267
Vested	(131 777)	(76 622)	(80 811)	(43 900)	(68 745)	(37 564)	(281 333)	(158 086)
Forfeited	(88 562)	(27 442)	(46 068)	(15 028)	(38 633)	(14 322)	(173 263)	(56 792)
Outstanding at the end of the year	**622 927**	**628 893**	**343 888**	**339 801**	**269 743**	**278 003**	**1 236 558**	**1 246 697**
Number of shares by award type								
CUP	-	64 279	-	42 412	-	40 414	-	147 105
LTPA	562 641	478 875	303 303	244 427	244 021	198 377	1 109 965	921 679
Subtotal	**562 641**	**543 154**	**303 303**	**286 839**	**244 021**	**238 791**	**1 109 965**	**1 068 784**
Restricted shares	60 286	85 739	40 585	52 962	25 722	39 212	126 593	177 913
Outstanding at the end of the year	**622 927**	**628 893**	**343 888**	**339 801**	**269 743**	**278 003**	**1 236 558**	**1 246 697**
Value of shares outstanding (R'000)								
Outstanding at the beginning of the year[1]	26 892	17 813	14 530	9 776	11 886	8 162	53 308	35 751
New awards granted[2]	10 310	7 270	6 298	3 835	4 767	3 068	21 375	14 173
LTIP	9 114	5 786	5 427	2 953	4 309	2 394	18 850	11 133
Restricted shares	1 196	1 484	871	882	458	674	2 525	3 040
Vested	(6 652)	(3 247)	(4 071)	(1 865)	(3 439)	(1 590)	(14 162)	(6 702)
Forfeited	(3 814)	(862)	(1 985)	(472)	(1 665)	(450)	(7 464)	(1 784)
Change in market value	10 730	5 918	5 910	3 256	4 672	2 696	21 312	11 870
Outstanding at the end of the year[3]	**37 466**	**26 892**	**20 682**	**14 530**	**16 221**	**11 886**	**74 369**	**53 308**

[1] Shares outstanding at the beginning of the year and awards forfeited are valued at the prior-year closing share price of R42.76 on 30 June 2025 (2025: R31.40 on 30 June 2024).
[2] Shares awarded during the year are valued at the 30-day VWAP on grant date of R48.09 (2025: R43.88).
[3] Shares outstanding at the end of the year are valued at the closing share price of R60.14 (2025: R42.76).

MSR compliance

The MSR policy was approved by RemCo in July 2022, with the following initial MSR targets and a seven-year period, ending on 30 June 2029, to achieve the MSR target:

CEO	CFO	CIO
200% of TGP (315 114 shares)	150% of TGP (150 787 shares)	50% of TGP (139 665 shares)

Following an increase in the LTIP allocation percentages in FY2026, RemCo revised the MSR targets. The revision is based on an additional percentage of each executive director's TGP as at 1 July 2026. An additional two years from 1 July 2029 to 30 June 2031 was provided to achieve the revised MSR target set out below:

CEO	CFO	CIO
300% of TGP (432 788 shares)	200% of TGP (190 625 shares)	200% of TGP (174 268 shares)

Progress towards achieving the revised MSR targets is as follows:



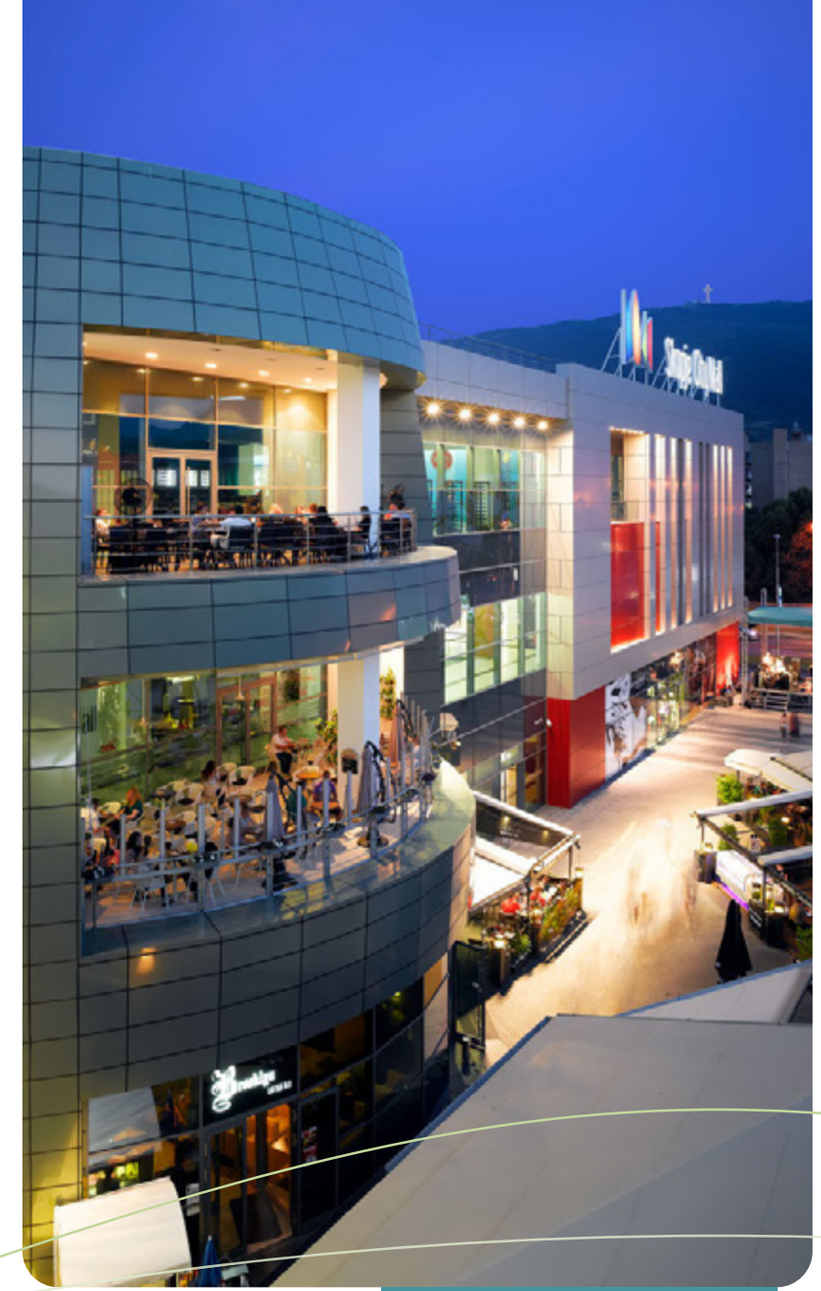


Number of shares	Morné Wilken (CEO)	Brett Till (CFO)	Wilhelm Nauta (CIO)
MSR target – 1 July 2022	315 114	150 787	139 665
Additional target (calculated at 1 July 2026)	117 674	39 838	34 603
Total MSR target	**432 788**	**190 625**	**174 268**
MSR target at 30 June 2026	180 065	86 164	79 809
Shares held for MSR purposes at 30 June 2026	349 814	95 629	181 899
Progress against 30 June 2026 MSR target (%)	**194%**	**111%**	**228%**

The executive directors are compliant with the MSR policy and are tracking appropriately to meet their MSR targets by 30 June 2031.

Malus and clawback

No trigger events occurred or were discovered during the reporting period, and no malus or clawback was applied to any awards.



Skopje City Mall, Skopje, North Macedonia

Total compensation ratio

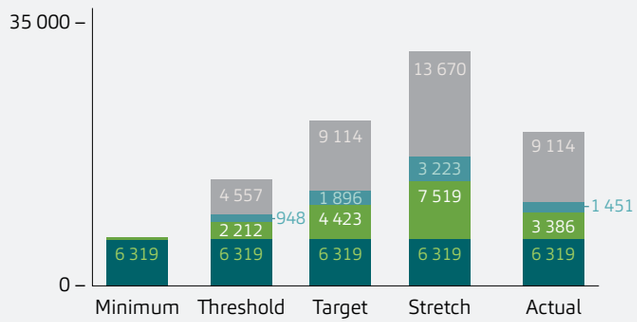
The graphs below reflect the actual remuneration paid to the executive directors in or for FY2026, compared to their potential total remuneration, including TGP, STIs and LTIs.

Actual amounts comprise TGP for FY2026, STIs (both cash and deferred) for FY2026, which will be paid in October 2026, and the value of LTIs (LTPA shares) awarded during FY2026.

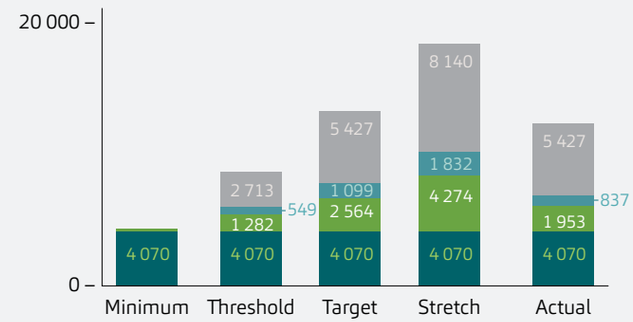
Different scenarios are shown for the potential STI and LTI amounts, as follows:

- STI – The value of potential incentives based on achieving the threshold, target or stretch criteria for FY2026 KPDs. Actual STIs for 2026 are determined in October 2026 and are allocated between the cash STI and Deferred awards
- LTI – Values are based on the number and value of LTPA shares awarded in November 2025, the potential number of shares which will vest on achieving threshold, target or stretch criteria, and the market price of Hyprop shares on the award date. The actual LTI amounts that vest will only be quantified at the end of the vesting periods.

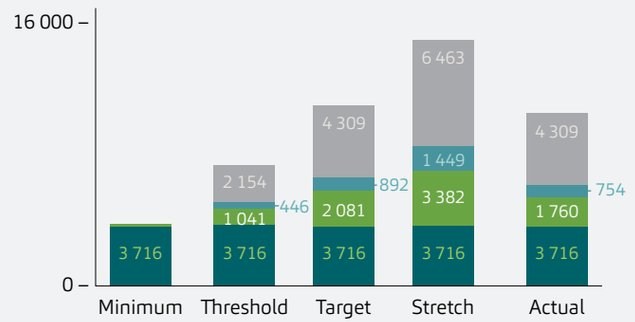
Morné Wilken (CEO)



Brett Till (CFO)



Wilhelm Nauta (CIO)



TGP STI cash Deferred award LTPA

Pay gap disclosures

Contextual disclosure notes

The pay gap disclosure is based on earned remuneration, which is based on the single-figure remuneration disclosure:

- TGP as at 30 June 2026
- STI earned for the FY2026 performance
- LTPAs vesting for the performance period ended 30 June 2026

The pay gap disclosure is for permanent SA employees only, in accordance with King V requirements. The highest-paid employee is the CEO based on the single-figure remuneration of R16.0 million on page 134. The lowest-paid employee is the lowest earning permanent employee.

Permanent employees exclude learnership participants, casual employees (who works less than 24 hours a month) and independent contractors. TGP is annualised for employees who did not serve the entire financial year (FY2026: 1 July 2025 to 30 June 2026).

The lowest-paid employee receives remuneration that is more than double the minimum wage. The minimum wage as at 30 June 2026 was R62 878 per annum.

Pay gap disclosure as per the 2026 single-figure remuneration and supplementary disclosure of the broader workforce:

2026 –Single figure remuneration (SA employees)	Total remuneration (pre-tax) (R'000)	Total remuneration (post-tax) (R'000)
Highest-paid employee	16 010	9 002
Lowest-paid employee	140	133
Average	903	619
Median	418	345
Average of the top 5% (highest-paid) employees	3 084	1 893
Average of the lowest 5% (lowest-paid) employees	155	145
Pay gap ratio (top 5% vs bottom 5%)	**20**	**13**



Galleria Burgas, Burgas, Bulgaria

Supplementary disclosure

Broader HYperformer remuneration

This section serves as a supplementary disclosure of how the remuneration policy applies to the broader HYperformer workforce other than the executive directors. The key principles of the policy summarised below are in addition to, or where the policy differs from, the remuneration policy in Part B of the Remuneration report.

Fair and reasonable remuneration
Our overriding policy of rewarding employees fairly, reasonably and responsibly for their contribution to the Group's strategic objectives, as well as its operating and financial performance applies to all HYperformers.

Benchmarking remuneration to ensure that it is market related
In FY2026 an independent consultant (21st Century) assisted with benchmarking the salaries of our HYperformers to ensure that we pay a market related salary, or exceeding this where required to attract specialised skills, for employment equity purposes or to retain top performers

Elements of remuneration

The entire remuneration framework: TGP, STIs in the form of cash and Deferred awards under the LTIP and equity or cash-settled LTIs, apply to qualifying employees. The remuneration structure is performance-driven from an individual and Group perspective. For outstanding performance overall remuneration can exceed the market median.

Elements of the current remuneration policy pertaining to the broader workforce and its application or implementation in FY2026 are outlined below:

TGP

Quantum, salary increases and reviews	For executive management, senior management and certain middle management members, TGP increases are determined by individual and Group performance, as well as specific Company financial and operational metrics. For all other employees, TGP increases are determined by individual and Group performance and are guided by the consumer price index (CPI).
Approval	TGP for executive management is approved by RemCo on an annual basis. All other increases are approved by the CEO and CFO following a moderation process with the relevant executive management members. The total TGP cost is approved by RemCo, following a review against the financial guardrails.

FY2026

Salary increases

The considerations outlined in Part B of the Remuneration report applied. 24 market adjustments were made in the SA portfolio and two were made in the EE portfolio.

The average TGP increase for employees below senior management level was 5.1% in South Africa and 4.1% in Europe. For senior management, the increases were 4.7% in South Africa and 2.7% in Europe. The lower end of the TGP percentage increase for certain executive and senior managers (see table below) was due to the Group's financial performance, and for the other managers it was due to the financial performance of the relevant portfolio or shopping centre.

	SA		EE	
Total guaranteed package increases applied (Excl. market adjustments)	**2026**	**2025**	**2026**	**2025**
Executive management	3.5 – 5.0%	3.0 – 5.0%	1.83 – 2.0%	5.0%
Senior management	0.8 – 5.5%	3.4 – 6.0%	3.2 – 5.8%	5.0%
Other employees	0.6 – 5.5%	2.9 – 6.0%	3.2 – 5.8%	5.0%
CPI – SA*	3.5%	4.6%	–	–
CPI – Bulgaria*	–	–	5.3%	4.1%
CPI – North Macedonia*	–	–	4.8%	3.0%
CPI – Netherlands*	–	–	2.9%	2.9%
Minimum CTC – lowest level of permanent employee (per annum)	R126 250	R121 981	R196 430	R220 942

	SA			EE		
TGP cost (R'000)	**2026**	**2025**	**% change**	**2026**	**2025**	**% change**
Executive management	10 796	8 138	32.7%	12 795	12 554	1.9%
Senior management	31 832	33 185	(4.1%)	6 061	5 785	4.8%
Other employees	88 951	96 670	(8.0%)	19 790	20 493	(3.4%)
Total	131 579	137 993	(4.6%)*	38 646	38 833	(0.5%)#

** The reduction in the TGP for South Africa is due to outsourcing the property management team for Hyde Park Corner and the disposal of a 50% undivided share in Woodlands*

 # The reduction in the TGP for Europe was due to outsourcing The Mall's maintenance team

FY2027

Salary increases

The considerations for the increases are outlined in Part B of the Remuneration report.



SA

The TGP will be increased by between 0.6% and 5.6% based on employees' performance (excluding the effect of promotions and other internal appointments), with effect from 1 July 2026.



EE

The TGP will be increased by between 1.5% and 5.9% based on employees' performance (excluding the effect of promotions and other internal appointments) with effect from 1 July 2026.

STI in the form of cash and Deferred awards under the LTIP

Objectives	Reward the achievement of challenging financial, operational and strategic objectives aligned with the Group, portfolio, divisional and shopping centre key performance drivers (KPDs).
Eligibility	STI awards apply to all other employees.
Operation	The annual performance bonus is based on both Group and individual performance. The STI policy uses a bottom-up additive structure. The following formula applies to the employees below executive directors: STI = TGP x STI payout factor The STI payout factor is based on the overall weighted performance score.
Delivery	All STIs below the threshold quantum, as determined by RemCo, are settled in cash each October. For STIs above the threshold: • **Qualifying employees in South Africa:** a portion of the STI is deferred in the form of Restricted shares under the LTIP, as detailed in the LTI section on page 142. • **Qualifying employees outside South Africa:** a portion of the STI is deferred and settled in cash, subject to adjustments based on performance over the vesting period. Restricted shares/Deferred awards are allocated immediately but vest as outlined in Part B of the Remuneration report.
Approval	The executive management STIs are approved annually at RemCo's discretion. For all other employees, the STIs are approved by the CEO and CFO. The total STI cost is approved by RemCo, having regard to the financial guardrails. The KPDs for employees below executive directors are approved by the CEO. Actual performance against KPDs is reported to RemCo, which approves the final total STI payments.
STI pay-out percentage range	The STI percentage of TGP varies depending on employee grade and achieving threshold, target and stretch performance. STIs range from a 13th cheque, for entry level employees, to a maximum of 75% of TGP, for executive management.
Conditions of payment	The conditions of payment outlined in Part B of the Remuneration report apply.
Performance measures	STIs are based on the contributions to the growth and development of the business at the portfolio, divisional, shopping centre and Group levels, as well as on individual performance. Employees participate in the same appraisal process with similar rating criteria, encouraging equality and standardising performance measures across the Group.

Employee level	Performance measures weighting
Executive and senior management	70% – 90% blend of Group/divisional/portfolio/individual KPDs 10% – 30% individual performance appraisals
General managers	60% – 70% blend of shopping centre KPDs and individual performance appraisals 15% – 25% portfolio KPDs 15% Group KPDs
Other employees (below senior management)	• STI awards are determined at a target performance level as a percentage of TGP, with a threshold to stretch range in line with best practice • KPDs and individual performance appraisal weightings depend on job grade and role • Exceptional performance may be rewarded with higher incentives, following recommendations from executive/senior management and executive directors • Individual performance appraisals are completed annually after discussions between employees and their managers to build on strengths and identify areas for improvement

FY2025

STIs for FY2025 were paid in October 2025.

RemCo considered the outcome of the performance appraisals conducted and the June 2025 KPD scores when approving the STIs for FY2025.

	SA		EE	
Total STIs paid	**FY2025**	**FY2024**	**FY2025**	**FY2024**
Executive management	2 938	3 045	3 948	3 553
Senior management	10 852	9 676	2 301	1 883
Other employees	12 834	11 981	3 394	3 350
Total	**26 624**	**24 702**	**9 643**	**8 786**

FY2026

STIs for FY2026 will be paid in October 2026.

The final performance rating used to determine the STI is a combination of the KPD and individual performance appraisal. Where applicable, RemCo applied its discretion in awarding STIs to the employees other than executive directors.

LTIs under the LTIP

The salient features of the LTIP, as it pertains to the relevant employees, are outlined below:

Objectives	As outlined in Part B of the Remuneration report.
Nature and delivery	**LTPAs:** • For the qualifying employees, a maximum allocation % of 50% of TGP, may apply. • The performance, seniority and functional area of the participants are considered when making the awards. **Deferred awards and Restricted shares:** • Apply to eligible employees earning an annual bonus above a threshold set by RemCo as outlined in Part B of the Remuneration report.
Eligibility	Eligibility for LTPAs is restricted to employees at Paterson Grade D and above, as well as key individuals with critical or strategic skills.
All other elements of the LTI	As outlined in Part B of the Remuneration report.

For administrative or regulatory reasons, it is sometimes not possible to implement the LTIP for eligible Group employees outside South Africa. To address this, a cash-settled phantom share plan and cash Deferred awards, based on the same principles as the LTIP, have been implemented as follows:

Cash LTPAs

Cash LTPAs are structured as a cash-settled phantom share plan with a performance period of at least three years. They are subject to forfeiture if the performance and employment conditions specified in the award letter are not satisfied.

Cash Deferred awards

Cash Deferred awards represent a cash-settled incentive in which a portion of the awardee's annual bonus is deferred for three years, subject to the employment condition specified in the award letter. The incentive amount increases or decreases based on performance and is payable in three equal tranches over the vesting period.

Awards issued in FY2026

Awards of 416 025 LTIP shares (409 162 LTPA and 6 863 Deferred awards) were approved by RemCo and made to 55 participants in November 2025. Awards of 187 675 phantom shares were approved by RemCo and made to eight participants in the EE portfolio in November 2025. Further details of these awards are outlined in Part C of the Remuneration report.

Shares vested and forfeited in FY2026

Retention Awards
The 1 July 2020 CUP Retention Award vested in September 2025 with 131 751 shares transferred to the participants. The 1 January 2021 CUP Retention Award vested in March 2026 with 5 530 shares transferred to one participant.

1 November 2022 LTPA (performance period 1 July 2022 to 30 June 2025)
For the 1 November 2022 LTPA, 51.56% vested in November 2025 and 163 454 shares have/will be transferred to the relevant participants (50% in November 2025 and 50% in November 2026). Further details of this award are outlined in Part C of the Remuneration report.

1 December 2023 LTPA (performance period 1 July 2023 to 30 June 2026)
For the 1 December 2023 LTPA, 46.9% of the awards will vest in December 2026 and 225 188 shares will be transferred to the relevant participants in December 2026 (50%) and December 2027 (50%). Further details of this award are outlined in Part C of the Remuneration report.

LTPAs for FY2027

Details of the LTPAs to be awarded under the LTIP in November 2026 are outlined in Part C of the Remuneration report.

Outstanding LTI shares awarded

Shares awarded under the CUP	Award date	Fair value at grant date	Issued	Forfeited	Vested	Unvested
5 year – retention						
Tranche 10	1 July 2020	20.72	270 506	(39 684)	(230 822)	–
Tranche 11	1 January 2021	29.84	5 530	–	(5 530)	–
Total			**276 036**	**(39 684)**	**(236 352)**	–
4 year – performance						
Tranche 12	1 October 2021	28.30	265 766	(195 545)	(70 221)	–
Total CUP			**541 802**	**(235 229)**	**(306 573)**	–
Shares awarded under the LTIP						
Equity-settled – LTPAs						
4 year tranche 1	1 November 2022	36.49	324 375	(173 462)	–	150 913
3 year tranche 1	1 November 2022	36.49	324 376	(171 905)	(152 471)	–
4 year tranche 2	1 December 2023	26.94	472 481	(35 638)	–	436 843
3 year tranche 2	1 December 2023	26.94	472 482	(35 636)	–	436 846
4 year tranche 3	1 November 2024	43.88	306 724	(19 283)	–	287 441
3 year tranche 3	1 November 2024	43.88	306 724	(19 283)	–	287 441
4 year tranche 4	1 November 2025	48.09	400 556	(10 061)	–	390 495
3 year tranche 4	1 November 2025	48.09	400 557	(10 061)	–	390 496
Total			**3 008 275**	**(475 329)**	**(152 471)**	**2 380 475**
Cash-settled – LTPAs						
4 year tranche 1	1 November 2022	36.49	88 749	(54 256)	–	34 493
3 year tranche 1	1 November 2022	36.49	88 750	(54 257)	(34 493)	–
4 year tranche 2	1 December 2023	26.94	131 904	–	–	131 904
3 year tranche 2	1 December 2023	26.94	131 904	–	–	131 904
4 year tranche 3	1 November 2024	43.88	88 382	–	–	88 382
3 year tranche 3	1 November 2024	43.88	88 382	–	–	88 382
4 year tranche 4	1 November 2025	48.09	93 837	–	–	93 837
3 year tranche 4	1 November 2025	48.09	93 838	–	–	93 838
Total			**805 746**	**(108 513)**	**(34 493)**	**662 740**
Deferred awards – restricted shares						
SA tranche 1	1 November 2022	36.49	126 879	(3 289)	(123 590)	–
SA tranche 2	1 December 2023	26.94	131 014	–	(87 343)	43 671
SA tranche 3	1 November 2024	43.88	79 317	–	(26 439)	52 878
SA tranche 4	1 November 2025	48.09	59 369	(10 474)	–	48 895
Total			**396 579**	**(13 763)**	**(237 372)**	**145 444**
Total LTIP			**4 210 600**	**(597 605)**	**(424 337)**	**3 188 659**
Total awards			**4 752 402**	**(832 834)**	**(730 910)**	**3 188 659**

Movement in outstanding LTI shares awarded – Group

	Number of awards		Award market value (R'000)	
	FY2026	**FY2025**	**FY2026**	**FY2025**
Outstanding at the beginning of the year[2]	3 254 726	3 033 541	139 172	95 253
New awards granted[3]	1 048 157	1 048 157	50 407	38 155
Vested[4]	(592 162)	(592 162)	(29 610)	(13 721)
Forfeited[2]	(522 062)	(522 062)	(22 379)	(10 114)
Change in market value[5]	–	–	54 176	29 599
Outstanding at the end of the year[5]	**3 188 659**	**3 254 726**	**191 766**	**139 172**

[1] Vested awards under the CUP and LTIP are settled by the transfer of Hyprop ordinary shares to the employees.
[2] Awards outstanding at the beginning of the year and awards forfeited are valued at the prior-year closing share price of R42.76 on 30 June 2025 (2025: R31.40 on 30 June 2024).
[3] Awards granted during the year were valued at the 30-day VWAP on grant date of R48.09 (2025: R43.88).
[4] Seven tranches of CUP/LTIP awards vested during FY2026 at fair values of R47.55, R46.14, R51.33, R56.68, and R57.90 per share. (2025: Four tranches of CUP/LTIP awards vested during FY2025 at fair values of R44.69, R41.74, R42.00 and R41.46 per share.)
[5] Awards outstanding at the end of the year are valued at the closing share price of R60.14 (2025: R42.76).



Supplementary disclosure

Non-executive directors' (NED) fees

This supplementary disclosure outlines the Company's NED fees policy and illustrates the fees paid for FY2026 and the proposed fees for FY2027 which are subject to shareholder approval at the 2026 AGM.

Policy

In line with the requirements of King V, our criteria for setting NED fees is outlined in our NED fee policy.

Non-executive directors do not have employment contracts with the Company, nor do they participate in any of the Company's incentive plans. There are no contractual arrangements applicable to loss of office.

Non-executive directors are subject to retirement by rotation and may be re-elected by shareholders in accordance with the Company's MOI.

RemCo recommends the level of fees payable to non-executive directors to the Board for final approval by shareholders at the Annual General Meeting.

Our policy is to apply a CPI adjustment to the NED fees every second year. For every other year the NED fees are adjusted based on an independent market benchmarking exercise. When benchmarking the fees, the complexity and requirements of the respective board and sub-committee roles are considered.

FY2026 NED fees paid

Fees paid to the non-executive directors for FY2026 were approved by shareholders at the AGM held on 27 November 2025. Actual amounts paid to the non-executive directors for FY2026 and FY2025 were:



R'000	FY2026	FY2025
Spiro Noussis (Chairman)	1 619	1 258
Richard Inskip (Lead independent director)	859	718
Annabel Dallamore	866	774
Loyiso Dotwana	916	657
Kevin Ellerine (Resigned with effect from 1 June 2026)	754	588
Reeza Isaacs (Resigned with effect from 1 July 2026)	713	658
Zuleka Jasper	976	806
Thabo Mokgatlha (Resigned with effect from 28 November 2024)	–	355
Bernadette Mzobe	907	696
Lucas Ndala (Appointed with effect from 17 June 2026)	25	–
Martin Oberholster (Appointed with effect from 17 June 2026)	17	–
Total	**7 652**	**6 510**

All the non-executive directors are independent, with the exception of Kevin Ellerine.

FY2027 proposed NED fees

The non-executive directors' fees were benchmarked by PwC, the Group's independent remuneration advisors, in September 2026 against a peer group comprising JSE listed REITs Attacq, Resilient REIT and Vukile Property Fund, as well as SA Corporate Real Estate, Equites Property Fund, Fortress Real Estate Investments and Fairvest. The non-executive directors' fees (other than the fees noted below) were found to be in line with market. The Board has therefore recommended that the fees payable to the non-executive directors for FY2027 be escalated from FY2026 by 4.3% in line with the CPI rate published by Stats SA for July 2026, other than as set out below.

The non-executive directors' fees payable to the Board Chairman, Remuneration Committee chairman, Remuneration Committee member, Nomination Committee member and Social, Ethics and Sustainability Committee chairman were found by PwC to be below market, including as a result of the additional responsibilities of these committees following the recent enactment of the amendments to the Companies Act. Based on the outcome of the PwC benchmarking, the Board recommends that the fees payable to the Board Chairman, Remuneration Committee chairman, Remuneration Committee member, Nomination Committee member and Social, Ethics and Sustainability Committee chairman, be increased by an additional amount (i.e in addition to the 4.3% CPI adjustment proposed above) to bring these fees in line with the median of the fees paid by the peer group, as set out in the table.

Based on the proposed fees in the table, the composition of the Board and its subcommittees at 26 October 2026, as well as the scheduled number of meetings, the estimated total fees payable to the non-executive directors (calculated on a like-for-like basis) in FY2027 will be R6.7 million (FY2026: R6.1 million), an increase of 9.8%.

The non-executive directors' fees set out below will be put to shareholders at the 2026 AGM for approval.

	2027		2026		
	Fixed annual fee (R)	Attendance fee per meeting (R)	Fixed annual fee (R)	Attendance fee per meeting (R)	No of scheduled meetings
Board of directors					
Chairman (CPI increase)	936 700	–	898 036	–	4
Chairman (market adjustment)	43 700	–	–	–	–
Member	473 700	–	454 153	–	4
Audit and Risk Committee					
Chairman	351 100	–	336 621	–	4
Member	202 300	–	193 985	–	4
Attendee[1]	–	34 000	–	32 603	–
Remuneration Committee					
Chairman (CPI increase)	156 400	–	149 972	–	2
Chairman (market adjustment)	109 300	–	–	–	–
Member (CPI increase)	86 400	–	82 865	–	2
Member (market adjustment)	69 100	–	–	–	–
Nomination Committee					
Chairman	131 400	–	125 976	–	2
Member (CPI increase)	72 600	–	69 607	–	2
Member (market adjustment)	24 200	–	–	–	–
Social, Ethics and Sustainability Committee					
Chairman (CPI increase)	115 000	–	110 230	–	2
Chairman (market adjustment)	38 800	–	–	–	–
Member	92 800	–	89 005	–	2
Attendee[1]	–	34 000	–	32 603	–
Investment Committee					
Chairman[2]	84 800	42 400	81 289	40 644	2
Member[2]	64 300	32 100	61 619	30 810	2
Lead independent director	125 200	–	120 000	–	–
Ad hoc meeting fee (per meeting)[3]	–	34 000	–	32 603	–

All fees are annual fees unless otherwise indicated.

[1] The Audit and Risk Committee attendee fee and the Social, Ethics and Sustainability Committee attendee fee are per meeting fees and only applicable to the Board Chairman, or another director with the prior approval of the Board Chairman, should they attend the meetings.

[2] The Investment Committee chairman and member annual fees cover the first two scheduled meetings per year. The Investment Committee per meeting fees only apply from the third meeting per year.

[3] The ad-hoc meeting fee is a standard fee payable to Board/committee chairs/members (besides the Investment Committee members whose fees are currently based on meetings attended) and will be paid for additional meetings attended should the actual number of Board/committee meetings exceed the annual scheduled number of meetings by more than one meeting per year.



HYPROP

Consolidated and Separate Financial Statements - Audited

For the year ended 30 June 2026

Registration number: 1987/005284/06

Contents

Statutory reports

Responsibility statement on internal financial controls 148
Declaration by the company secretary 148
Report of the audit and risk committee 149
Directors' report 154
Independent auditor's report to the shareholders of Hyprop Investments Ltd 158

Primary financial statements

Statements of profit or loss 161
Statements of other comprehensive income 162
Statements of financial position 163
Statements of changes in equity 164
Statements of cash flows 166

Notes to the consolidated and separate financial statements

A Basis of preparation and critical judgements 167
B Performance analyses 173
C Segmental analysis 177
D Profit or loss 181
E Property investments and related items 190
F Other assets 214
G Equity and reserves 219
H Funding and related items 220
I Other liabilities 233
J Cash flow information 237
K Related parties 239
L Remuneration 241
M Financial instruments and fair value measurement 247
N Financial risk management 250
O Other information 274
P Property disclosures 278

SA REIT disclosures - unaudited

Q SA REIT disclosures - Assurance report 283
R SA REIT disclosures - unaudited 290

Additional information - unaudited

S Five-year review 292
T Shareholders' information 293
Glossary 296

Basis of preparation

The basis of preparation of these Consolidated and separate financial statements is detailed in note A1 - *Basis of preparation*.
The preparation of these Consolidated and separate financial statements has been supervised by: Brett Till CA(SA), CFO of the Group.

Unit of measure

All values are presented in South African Rand, the functional currency of Hyprop, and are rounded to the nearest thousand Rand, unless indicated otherwise.

Materiality

The Group applies the principles of IFRS® Accounting standards to all material items. Management applies judgement and considers both qualitative and quantitative factors in determining materiality applied in the preparation of these financial statements.

Approval of the annual financial statements

The Audited Consolidated and Separate Annual Financial Statements, set out on **pages 161** to 281, were approved by the Board of directors on 8 September 2026.

Responsibility statement on internal financial controls

Each of the directors, whose names are stated below, hereby confirm that:

- the AFS set out on **pages 161** to 281, fairly present in all material respects the financial position, financial performance and cash flows of Hyprop in terms of IFRS® Accounting Standards and Companies Act of South Africa;
- to the best of our knowledge and belief, no facts have been omitted or untrue statements made that would make the AFS false or misleading;
- internal financial controls have been put in place to ensure that material information relating to Hyprop and its consolidated subsidiaries has been provided to effectively prepare the financial statements of Hyprop;
- the internal financial controls are adequate and effective and can be relied upon in compiling the AFS, having fulfilled our role and function as executive directors with primary responsibility for implementation and execution of controls;
- where we are not satisfied, we have disclosed to the ARC and the auditors any deficiencies in design and operational effectiveness of the internal financial controls and taken steps to remedy the deficiencies; and
- we are not aware of any fraud involving directors.



MC Wilken
CEO



BC Till
CFO

Johannesburg
8 September 2026

Declaration by the company secretary

I declare that, to the best of my knowledge, the Company has lodged with the Companies and Intellectual Property Commission, for the financial year ended 30 June 2026, all such returns as are required of a public company in terms of section 88 of the Companies Act of South Africa, as amended, and that all such returns are true, correct and up to date.



T Kgasoe
Company secretary



BC Till
CFO

Johannesburg
8 September 2026

Report of the audit and risk committee

for the year ended 30 June 2026

Introduction

The audit and risk committee (the ARC) is pleased to submit its report for the year ended 30 June 2026, as required by section 94(7)(f) of the Companies Act of South Africa.

The primary roles of the ARC are to provide independent oversight of financial reporting and financial reporting systems, internal controls, risk management, and the internal and external audit functions to ensure good corporate governance and protect stakeholders' interests.

Statutory duties

The ARC is an independent statutory body appointed by shareholders and operates under a Board-approved charter. Its responsibilities flow directly from the South African Companies Act, the JSE Listings Requirements, and the principles of the King IV Report on Corporate Governance™ for South Africa, 2016 (King IV).

These responsibilities include:

- Overseeing integrated and financial reporting, including consideration of significant judgements and reporting decisions;
- Monitoring the principal operational, strategic, and financial risks via the Group Risk Register, including emerging issues such as macroeconomic volatility and regulatory changes;
- Monitoring compliance with the risk policy and procedures;
- Ensuring that a combined assurance model is applied to provide a coordinated approach to all assurance activities;
- Satisfying itself with the appropriateness of the expertise, experience, and performance of the Group CFO, as well as the adequacy of resources within the finance function;
- Overseeing internal audit, and in particular, the re-appointment and/or rotation of the internal audit service providers;
- Overseeing the external audit process and recommending the re-appointment and/or rotation of the external auditor;
- Considering the JSE's latest proactive monitoring reports when reviewing the annual financial statements to ensure high standards of corporate reporting; and
- Submitting any relevant matter concerning the Group and Company's accounting policies, financial controls, records, reporting and risk management to the Board.

Composition and meetings

Details of the ARC members and their attendance at meetings during the year are set out in the Governance section of the Integrated Annual Report. All members of the ARC are independent non-executive directors in compliance with the Companies Act of South Africa and as recommended by King IV.

Lucas Ndala was appointed as a director and member of the ARC on 17 June 2026. Reeza Isaacs resigned as a director and member of the ARC on 1 July 2026. The ARC expresses its sincere gratitude to Reeza for his valuable contribution to the committee.

The ARC met formally four times during the year, while informal meetings took place as required. The external and internal auditors, and executive management are invited to attend formal ARC meetings.

Separate meetings are also held with management, the external auditor and the internal auditors every quarter unless a greater frequency is required.

Focus areas in 2026

Areas of focus included:

- **Global events:** Monitoring the potential impact on the Group of global economic events, including the wars in Ukraine and Iran and the impact on the oil price, inflation and interest rates.
- **Risk management:** Monitoring the Group's risk management initiatives, particularly those relating to IT systems and infrastructure, combined assurance processes and identification of emerging or new risks affecting or likely to affect the Group.
- **Governance:** Considering the changes to the South African Companies Act, the JSE Listings Requirements and principles of the King V Report on Corporate Governance™ for South Africa, 2025 (King V), and the Group's actions and plans to ensure compliance therewith within the prescribed timelines.
- **Financial reporting:** Reviewing significant accounting matters and disclosure in the AFS, as well as monitoring changes to financial reporting requirements emanating from new accounting standards (particularly relating to the presentation and disclosure in financial statements and sustainability reporting), the JSE Proactive Monitoring Panel's findings and feedback from investors and other users of the Group's AFS.
- **External audit:** Embarking on a process to appoint a new external auditor to succeed KPMG.

Discharging of duties

In executing its statutory duties and governance oversight responsibilities, the ARC covered the following key areas:

Risk management and combined assurance

One of the ARC's primary responsibilities is to monitor compliance with the Group's risk policy and procedures, with support being provided by the Group's Divisional and Information Technology risk committees.

The Group continually strives to improve its risk management processes and effectiveness of risk mitigation actions. Emphasis in the 2026 financial year was on information technology risks (particularly IT security and the impact of artificial intelligence), identification of emerging risks and broadening the Group's combined assurance framework.

Based on the results of the individual portfolio and group risk assessments, the most significant strategic risks facing the Group were identified as:

- **Artificial intelligence (AI) and Cyber security** – Notwithstanding the exponential growth and investment in the development of reputable AI systems globally, the mis-use of AI systems has elevated cyber-security risk and the need for all companies to invest significantly in combatting the threats from AI driven cyber-attacks. This necessitates the Group's current AI investment to be more focused on cyber security rather than other operational and more productive uses.
- **Investment availability risk** – Intensifying market competition and a scarcity of high-quality assets constrain the Group's capacity to execute accretive acquisitions. This directly impacts the ability to maximise long-term shareholder value.
- **Inflation risk** – Inflationary headwinds re-emerged during 2026, driven by volatile global crude oil prices and statutory minimum wage increases within the Group's Eastern European operational footprint, putting pressure on operating margins.
- **On-line trading risk** – The rapid proliferation of online trading, particularly within the South African grocery and fashion retail sectors, presents a risk to the Group's retail assets. Shifting consumer preferences toward digital platforms may adversely affect footfall and turnover-linked rental revenue.

The ARC reviewed the Group risk matrices, management's mitigation actions, and the combined assurance dashboards and future plans.

Report of the audit and risk committee

continued

The ARC provided feedback on management's recommended actions to mitigate identified risks, and is satisfied that sound risk management practices are in place to mitigate the identified risks.

The ARC received feedback from management, the external auditor, internal audit and the Group's independent ethics reporting telephone line on any concerns, complaints or allegations relating to internal financial controls, the financial statements, violations of laws and questionable business, accounting or auditing practices and regulatory enquiries. No significant matters requiring the ARC's intervention were reported during the year.

Internal financial controls

In terms of the JSE Listings Requirements, the CEO and CFO are required to sign a responsibility statement on internal financial controls (see page 148).

The ARC reviewed the basis on which the CEO and CFO concluded that the above statement can be signed in respect of the 2026 AFS.

The ARC is satisfied that the Group and Company has established appropriate financial reporting procedures and controls (including information technology system controls), and that these procedures and controls are operating, as required by paragraph 5.7(h)(ii) of the JSE Listings Requirements.

Compliance

The ARC monitors compliance by the Group with current and expected future statutory and other obligations, including tax and Real Estate Investment Trust (REIT) requirements in accordance with the JSE Listings Requirements. The ARC confirmed that the Company complied with its risk management policy, in all material respects, which prohibits the Company from entering into derivative transactions not in the ordinary course of business.

Financial reporting

During the year, the ARC reviewed management's materiality statement used to prepare the AFS. It also reviewed the Group and Company's annual assessment of whether it has any prescribed officers to ensure compliance with the Companies Act and the JSE Listings Requirements.

The ARC considered significant technical accounting matters and management's proposed accounting treatment there-of, including the accounting treatment of major corporate transactions contemplated by the Group, and the accounting treatment of the co-owned assets and joint operations (Canal Walk, The Glen and Woodlands Boulevard). Particular attention was also given to the disclosure of the Group's borrowings and compliance with bank covenants, and various tax matters affecting the Group and disclosure thereof in the financial statements.

The Group continues to improve its financial reporting. The ARC focused on the JSE proactive monitoring results, new accounting standards, the Group's internal goals, and preparations for adopting IFRS 18: *Presentation and Disclosure in Financial Statements.*

Where appropriate, the ARC sought input and views from the external auditor and other experts.

Significant financial statement reporting matters

A significant part of the financial reporting process includes making estimates and exercising judgement. The ARC reviewed and evaluated the main judgements, estimates and assumptions made by management and the conclusions drawn from the available information and evidence. The ARC also ensured that these matters were covered by the work of the external auditor.

Report of the audit and risk committee

continued

The significant financial reporting matters involving estimates and judgements during the year are set out below:

Key reporting matter	Judgements in financial reporting	Audit and risk committee review	Conclusion
Valuation of investment properties	Investment property is the Group's most significant asset and is measured at fair value, with changes in fair value recognised in profit or loss. The Group uses independent valuers to value its investment properties. The valuation involves making significant judgements, especially regarding the current market conditions, discount and capitalisation rates, rental growth rates and vacancy levels. The key assumptions and estimations used to perform the independent investment property valuations are determined by the independent valuers.	Broll Valuation and Advisory Services, De Leeuw Group and Viking Valuation continued to serve as independent valuers for the SA portfolio. CBRE, and CBS International and Forton mka Macedonia (Cushman and Wakefield associates), served as independent valuers for the EE portfolio. The ARC considered the independence and qualifications of the appointed independent valuers, as well as the appropriateness of the rotation of properties between the valuers. The ARC reviewed the external valuations, including the manner in which the independent valuers took the prevailing economic circumstances into account in performing the valuations and the discount rates and reversionary capitalisation rates applied by the independent valuers. The ARC also reviewed the adequacy of the disclosures relating to investment properties included in the AFS.	The ARC endorsed the independent valuations of the investment properties and the relevant disclosures in the AFS.
Classification of the 50% undivided share held in Woodlands Boulevard as a joint operation	On 31 March 2026, the Company disposed of a 50% undivided share in Woodlands Boulevard to three independent property investors, (each of which hold a 16.67% undivided share in the property) while retaining the other 50% undivided share. Judgement is required to determine whether the asset should be classified as a joint operation or joint venture.	The ARC reviewed management's assessment of whether the 50% interest held in Woodlands Boulevard should be categorised as an interest in a joint operation and whether there is shared control of the co-owned asset, having regard to: • The co-ownership agreement between the Company and the co-owners of Woodlands Boulevard which regulates how decisions are made between the co-owners; • The intention of the co-ownership agreement being that the co-owners have an interest in the assets and liabilities of the co-owned asset, and not the net assets of the co-owned property; • The asset management of Woodlands Boulevard which is done jointly by the co-owners, with decisions taken by a simple majority vote; and • The Group's accounting treatment of other co-owned assets.	The ARC concurred with management's assessment that the 50% interest in Woodlands Boulevard be accounted for as a joint operation with effect from 31 March 2026. The ARC evaluated the disclosures in the AFS regarding the disposal and the interest in the joint operation, and concluded that they were appropriate, complete and in compliance with IFRS.

Report of the audit and risk committee

continued

The significant financial reporting matters involving estimates and judgements during the year are set out below:

Key reporting matter	Judgements in financial reporting	Audit and risk committee review	Conclusion
Valuation of shares in Lango	Pursuant to the sale of the SSA properties to Lango, the Group received 11 million Lango shares. For accounting purposes, the Lango shares are initially and subsequently measured at fair value, with any changes in fair value recognised in profit or loss. Since Lango is an unlisted company, judgement was applied in determining the value at which the Lango shares should be measured for financial reporting purposes. During the year under review a third of the Lango shares were sold.	In reviewing the value at which the Lango shares should be measured, the ARC took the following into consideration: • Lango prepares its financial statements in accordance with IFRS® Accounting Standards; • Lango is a property company and carries its investment properties at market value (as determined by independent valuers); • Hyprop holds a minority shareholding in Lango; and • Lango's shares are not listed and there is limited marketability for the shares.	The ARC agreed with management's assessment that the best measure of the fair value of the Lango shares is Lango's IFRS® NAV. The ARC further supported applying a discount to the IFRS® NAV given the Group's minority interest in Lango and reduced marketability of the Lango shares. The ARC endorsed the accounting treatment of the sale of the Lango shares in the AFS.

Report of the audit and risk committee

continued

Going concern, solvency and liquidity

The ARC reviewed the Company's solvency and liquidity assessments and confirmed to the Board that:

- The Group and Company are solvent and have adequate resources to continue operating for the ensuing 12 months; and
- It is appropriate to adopt the going concern basis in preparing the Group and Company AFS.

In assessing the Group and Company's ability to continue as going concerns, the ARC reviewed the Group and Company's budgets and cashflow forecasts, available cash balances, existing unutilised and available new borrowing facilities, and the Group's debt maturity profile.

External auditors

The ARC considered a report from KPMG motivating its independence and is satisfied with the external auditor's independence. The ARC is also satisfied with the terms, nature, scope (including reliance on the work of the auditors of subsidiaries and associates where appropriate), and proposed fee of the external auditor for the year ended 30 June 2026.

The ARC considered and is satisfied with the suitability of KPMG and the designated audit partner, Akhin Lalloo, in accordance with paragraphs 5.7(h)(iii) of the JSE Listings Requirements and recommended to the Board, and for approval at the 2026 AGM, the appointment of KPMG for the financial year ending 30 June 2027.

The ARC monitors the Group's policy on the provision of non-audit services by the Group's auditor and has noted the policy decision taken by KPMG not to provide non-audit services to its listed audit clients, other than where these services relate to an attest or similar function. Having regard to this policy, the ARC approved the appointment of KPMG to provide limited assurance reports relating to the registration of mortgage bonds as security for bank facilities and issuing bonds in terms of the Company's domestic medium term note programme during the year.

A process is underway to select a successor to KPMG as external auditor.

Internal auditors

BDO is appointed as the internal auditor for the South African portfolio and is the Group's lead internal audit service provider with responsibility for co-ordinating the internal audit activities across the Group. Ernst & Young is appointed as the internal auditor for the European portfolio. The ARC is satisfied with the terms, nature, scope and proposed fees of the internal auditors for the year ended 30 June 2026.

The ARC reviewed and approved the Group's three-year internal audit plan. Furthermore, the ARC evaluated the findings arising from the internal audit processes.

Policies

The ARC reviewed updates to various policies within its mandate, including the interest rate hedging policy and foreign currency hedging policy.

Chief Financial Officer and financial reporting

The Group and Company AFS were audited in compliance with section 30 of the Companies Act of South Africa. Brett Till CA(SA), the Chief Financial Officer, is responsible for this set of financial statements and has supervised the preparation thereof.

The ARC is satisfied that the CFO has the necessary expertise and experience to carry out his duties, as required by paragraph 5.7(h)(i) of the JSE Listings Requirements.

Recommendation of financial statements

The Group and Company AFS were prepared by management, reviewed by both the ARC and the Board, and audited by the external auditor. Following its review, the ARC has recommended the Group and Company AFS to the Board for formal approval.



Zuleka Jasper
Audit committee chair

8 September 2026

Directors' report

The directors are pleased to present their report, which forms part of the consolidated annual financial statements for the year ended 30 June 2026 (FY2026) (AFS).

Responsibility statement

The directors are responsible for:

- the preparation and fair presentation of the consolidated and separate AFS of Hyprop, comprising the statements of financial position, profit or loss and other comprehensive income, changes in equity and cash flows, as well as the notes to the AFS, which include a summary of significant accounting policies and other explanatory notes, in accordance with IFRS® Accounting Standards, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, Financial Pronouncements as issued by the Financial Reporting Standards Council, JSE Listings Requirements and the South African Companies Act;
- preparing the directors' report; and
- implementing internal controls as they determine necessary for preparing the consolidated AFS that are free from material misstatement, whether due to fraud or error, and for maintaining adequate accounting records and an effective system of risk management.

Introduction and overview

Hyprop is a South African based specialist retail property fund with high-quality portfolios in South Africa and Eastern Europe, and is listed on the Johannesburg Stock Exchange (JSE) and A2X as a REIT with a market capitalisation at 30 June 2026 of R24.5bn. The Group holds interests in a R44bn portfolio of shopping centres in South Africa (SA) and Eastern Europe (EE).

The SA portfolio includes super regional centre Canal Walk, large regional centres Clearwater, The Glen, Woodlands Boulevard, CapeGate, Somerset Mall, Rosebank Mall and Table Bay Mall, and small regional centre Hyde Park Corner.

The Group's EE portfolio comprises The Mall in Sofia, Bulgaria, City Center one East and City Center one West, both in Zagreb, Croatia, and Skopje City Mall in Skopje, North Macedonia. On 31 July 2026 the Group acquired Galleria Burgas located in Burgas, Bulgaria.

Strategy

Hyprop creates spaces that connect people by owning, managing and redeveloping retail centres in prominent mixed-use precincts strategically located in key economic nodes. Our proactive approach focuses on expanding our presence in preferred regions, such as the Western Cape and EE, while strategically optimising our Gauteng assets.

The SA portfolio comprises 69% (based on investment property by value) of the Group's assets and 60% of distributable income, with 39% of the SA portfolio located in Gauteng and 61% in the Western Cape. The Group continues to explore expansion opportunities outside South Africa, particularly in Eastern Europe, where the existing EE portfolio provides a strong base from which new investments can be pursued and managed.

Hyprop is well positioned to capitalise on future growth opportunities in a dynamic retail landscape and to expand our portfolios through our diversification strategy to maximise sustainable, long-term value for our stakeholders and deliver superior, risk-adjusted total returns.

The global and regional landscape

FY2026 started on a positive note with a favourable outlook. Global inflation was decreasing and the prospects for reductions in interest rates were high, notwithstanding the ongoing conflicts in the Ukraine and the fall-out from America's Global trade war of 2025. Following the USA and Israel's declaration of war against Iran in February 2026, which drove the oil price to four-year-highs, the second half of the financial year saw a reversal of the initial good fortunes and the return of higher inflation and rising interest rates. Despite initial expectations that the conflict and its impact would be short lived, this has not materialised and the global economic disruption from the conflict has become protracted.

South Africa's economy continues to navigate challenges including high unemployment, infrastructure constraints, failing municipalities and the need for sustained structural reform. Economic growth remains low despite improved energy availability and increased private sector investment. The retail sector has shown resilience, benefiting from recent inflation and steady demand for essential goods, although household spending remains under pressure from elevated living costs. Retailers are increasingly focusing on value offerings, digital sales channels, and operational efficiencies to maintain profitability in a competitive market. Given the impact of the oil price on inflation, achieving the Reserve Bank's 3% inflation target will prove challenging and further increases in interest rates are anticipated in the short-term. Notwithstanding the challenges, there is progress in many areas as reflected in the improvement in SA's sovereign credit rating and outlook.

In the eastern European countries where we operate, moderating inflation and improving labour market conditions are helping to sustain economic activity despite global uncertainties. Bulgaria's economy continues to benefit from strong domestic demand, investment growth, and its adoption of the euro, supporting business confidence and economic stability. Croatia remains one of the stronger-performing economies in the region, with growth driven by resilient consumer spending, investment activity, and a robust tourism sector. North Macedonia's economy is experiencing steady growth and closer integration with European markets, and the evolution of the property sector towards western European structural norms is encouraging for the sector. While challenges such as global geopolitical risks, labour shortages, and external economic pressures remain, the medium-term outlook for the region is positive, supported by ongoing reforms and investment, and the region continues to offer good opportunities and risk-adjusted returns for the Group.

Subsidiaries, joint arrangements and joint ventures

Details of investments in subsidiaries, joint arrangements and joint ventures are included in notes E4 - *Investments in subsidiaries* and E5 - *Investments in joint arrangements and associates*, of the AFS. There were no changes to the Group's material subsidiaries, joint arrangements and joint ventures during FY2026, other than as set out in the Acquisitions and disposals section of this report.

Directors' report

continued

Financial results

Details of the Group and Company's financial performance for FY2026 are set out in the attached AFS.

The Group's net profit for the year was R3 638m (2025: R2 127m). The increase in net profit is attributed to organic growth of the existing portfolios and the increase in the fair values of the SA and EE investment properties.

Distributable income for the year increased by 13.7% to R1 718m from R1 511m in 2025.

Distributable income per share, which is calculated based on the net number of shares in issue at the end of the year, increased by 11.7% from 378.8 cents in 2025 to 423.0 cents and is in the upper quartile of the guidance provided to the market in September 2025.

Further details of the calculation of Distributable income per share are set out in note B1- *Distributable income and Dividend per share for the year* of the AFS.

The main factors impacting the distributable income per share are:

- the increase in operating income of the SA and EE portfolios from 2025 by 3.6%;
- the reduction in interest costs and borrowings following the capital raised in December 2025, utilisation of the proceeds from the disposal of Woodlands Boulevard and reduction in interest rates; and
- the increase in the number of shares in issue following the capital raise in December 2025.

Dividends

On 15 September 2025 the Board declared a final dividend of 194.3 cents per share for FY2025.

The dividend payout ratio for FY2026 was increased to 82.5% of Distributable income (2025: 80%).

On 13 March 2026 the Board declared an interim dividend for FY2026 of 117.0 cents per share as well as an antecedent dividend of 2.0 cents per share.

On 8 September 2026 the Board declared a final dividend for FY2026 of 232.1 cents per share as well as an antecedent dividend of 0.8 cents per share.

Directorate, directors' interests and company secretary

Directorate

Kevin Ellerine resigned as a director and member of the Investment Committee effective 1 June 2026. Reeza Isaacs resigned as a director and member of the audit and risk committee effective 1 July 2026.

Martin Oberholster and Lucas Ndala were appointed as directors and members of the Investment Committee and audit and risk committee respectively effective 17 June 2026.

The directors who served during FY2026 are:

Independent non-executive directors	Non-executive directors	Executive directors
S Noussis *(Chairman)*	KM Ellerine *(Resigned with effect from 1 June 2026)*	MC Wilken *(CEO)*
AA Dallamore		BC Till *(CFO)*
L Dotwana		AW Nauta *(CIO)*
RJD Inskip *(Lead independent director)*		
MRI Isaacs *(Resigned with effect from 1 July 2026)*		
Z Jasper		
BS Mzobe		
LM Ndala *(Appointed with effect from 17 June 2026)*		
ME Oberholster *(Appointed with effect from 17 June 2026)*		

Directors' report

continued

Directors' interests in contracts

No material contracts in which directors had an interest were entered into during the year.

Company secretary

Fundiswa Nkosi served as the Company Secretary during FY2026 and resigned effective 31 May 2026.
Tendayi Kgasoe was appointed as the Company Secretary effective 1 August 2026.

The business and postal address of the Company Secretary and the Company's registered office are set out in note T4 - *Administration*, of the AFS.

Directors' interests in shares of the Company

The interests of directors in the shares of the Company at 30 June 2026 were:

	June 2026				June 2025			
Number of shares	**Direct beneficial**	**Indirect beneficial**	**Total**	**% held[3]**	**Direct beneficial**	**Indirect beneficial**	**Total**	**% held[3]**
Independent non-executive directors								
Reeza Isaacs	13 300	-	**13 300**	**0.0**	13 300	-	**13 300**	**0.0**
Non-executive directors								
Kevin Ellerine[1]	-	-	**-**	**-**	-	13 745 320	**13 745 320**	**3.4**
Executive directors[2]								
Morné Wilken	912 455	-	**912 455**	**0.2**	786 644	125 235	**911 879**	**0.2**
Brett Till	398 932	-	**398 932**	**0.1**	457 288	6 745	**464 033**	**0.1**
Wilhelm Nauta	425 920	-	**425 920**	**0.1**	365 435	30 265	**395 700**	**0.1**
Total	**1 750 607**	**-**	**1 750 607**	**0.4**	**1 622 667**	**13 907 565**	**15 530 232**	**3.8**

[1] Exposure in terms of off-market derivative transactions (Long call 6 872 660 shares, short call 6 872 660 shares) at strike prices of R31.48 and R47.22 respectively.
[2] Includes shares awarded under the CUP and LTIP.
[3] The % held is relative to the total issued share capital at 30 June.

Except for changes resulting from the resignation of Reeza Isaacs as a director of the Company, there have been no changes to the above interests between 30 June 2026 and the date of this report.

Capital structure and borrowings

Share capital

Details of the Company's authorised and issued share capital are set out in note G1 - *Share capital and treasury shares*, of the AFS.

On 11 December 2025 the Company raised R400m of capital through the issue of 7 339 449 shares at R54.50 per share pursuant to the Company's existing general authority to issue shares for cash.

On 15 July 2026 the Company raised R739m of capital through the issue of 12 631 505 shares at R58.50 per share pursuant to the Company's existing general authority to issue shares for cash.

Borrowings

Details of the Group's borrowings are set out in note H1 - *Borrowings*, of the AFS.

The Group's loan-to-value (LTV) ratio reduced to 28.5% (2025: 33.6%) following the capital raise in December 2025, disposal of a 50% undivided share in Woodlands Boulevard and the increase in the SA and EE portfolio investment property valuations. The interest cover ratio remains healthy at 3.1 times (2025: 2.6 times).

At 30 June 2026 the Group had unutilised Revolving credit and term facilities of R2 056m.

Details of the Group's LTV, interest cover ratios and compliance with borrowing covenants are set out in note H4 - *Covenants and capital management*, of the AFS. The Company complied with all its borrowing covenants at 30 June 2026.

The Company's borrowings are not limited by its Memorandum of Incorporation, however, in terms of the JSE Listings Requirements, a REIT's total consolidated liabilities may not exceed 60% of its consolidated gross asset value, as reflected in its latest published AFS or results. Should the 60% threshold be exceeded, the Company may lose its REIT status.

Directors' report

continued

Tax status

Hyprop is a REIT (Real Estate Investment Trust) in accordance with the South African Income Tax Act and in terms of the JSE Listings Requirements.

In terms of section 25BB of the Income Tax Act, a dividend paid/payable to Hyprop shareholders is deductible against Hyprop's taxable income. Dividends received by South African shareholders are free of dividend withholding tax.

All subsidiary companies are liable for taxation in accordance with the taxation laws in their jurisdiction of tax residence.

Acquisitions and disposals

In December 2025 the Group sold one third of its investment in Lango Real Estate Limited. The purchase price remains owing on loan account to the Group.

In March 2026 the Company sold a 50% undivided share in Woodlands Boulevard to three independent property investors (each of which hold a 16.67% undivided share in the property) for an aggregate consideration of R825m (before working capital adjustments).

In April 2026 the Company sold its interest in Coventurist Proprietary Limited to REdimension Capital, a fund that invests in early- and growth-stage technology companies driving innovation and sustainability across the built environment. In addition, the Company committed to invest up to R10m in REdimension Capital of which R5.6 million had been invested at 30 June 2026.

Special resolutions

Special resolutions were passed at the Company's annual general meeting held on 27 November 2025 relating to:

1. a general authority for the Company or any of its subsidiaries to acquire ordinary shares issued by the Company, in terms of sections 46 and 48 of the Companies Act of South Africa;
2. the Company providing direct or indirect financial assistance, as contemplated in section 45 of the Companies Act, to subsidiaries and/or any other company or corporation that is or becomes related or interrelated;
3. an increase in the authorised share capital of the Company and consequential amendment of the MOI; and
4. approval of the fees payable by the Company to non-executive directors for their services as directors.

Administration and management

Property and asset management in Hyprop's SA operations are internalised, other than for Hyde Park Corner, where property management services are provided by Excellerate JHI, and Woodlands Boulevard, where property management services are provided by Twin City Asset Management Proprietary Limited. No asset management fees were paid to third parties in South Africa during the year.

The Croatian properties, City Center one East and City Center one West, are managed externally by CC Real, while the remainder of the EE portfolio's property management is done internally. All asset management for the EE properties is done internally by the Group.

Audit and risk committee report

The report of the audit and risk committee is set out on pages 149 to 153 of the AFS.

The committee has fulfilled its responsibilities during the year, including having satisfied itself as to the independence of the external auditor and their suitability for reappointment for the ensuing year.

Auditor

KPMG Inc., and the designated audit partner Akhin Lalloo, were reappointed as the independent external auditor for FY2026 in accordance with section 90 of the Companies Act of South Africa at the annual general meeting held on 27 November 2025.

Going concern

The AFS are prepared based on accounting policies applicable to a going concern. This basis takes into account that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities will occur in the ordinary course of business.

Details of the matters considered by the Board in assessing the Company and Group's ability to continue as going concerns are set out in note A4 - *Going concern*, of the AFS.

The Board considers that the Company and the Group have adequate resources to continue operating for the ensuing 12 months and that it is appropriate to adopt the going concern basis in preparing the consolidated and separate AFS.

Trading statements

Hyprop uses dividend per share as the relevant measure of its financial results for trading statement purposes.

Subsequent events

Details of transactions, events or circumstances arising after the year end are set out in note O1 - *Events after the reporting date* of the AFS. None of the transactions, events or circumstances require any adjustment to be made to the financial results for FY2026.

Approval of the consolidated annual financial statements

The annual financial statements of Hyprop Investments Limited, as identified in the first paragraph, were approved by the Board of directors on 8 September 2026 and are signed on its behalf by:



S Noussis
Chairman



BC Till
Chief Financial Officer



MC Wilken
Chief Executive Officer

Johannesburg,
8 September 2026

Independent auditor's report

to the shareholders of Hyprop Investments Limited

Report on the audit of the consolidated and separate financial statements

Opinion

We have audited the consolidated and separate financial statements of Hyprop Investments Limited (the Group and Company) set out on pages 161 to 281, which comprise the statements of financial position at 30 June 2026, and the statements of profit or loss and other comprehensive income, the statements of changes in equity and the statements of cash flows for the year then ended, and notes to the consolidated and separate financial statements, including material accounting policy information.

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Hyprop Investments Limited at 30 June 2026, and its consolidated and separate financial performance and consolidated and separate cash flows for the year then ended in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and the requirements of the Companies Act of South Africa.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated and separate financial statements* section of our report. We are independent of the Group and Company in accordance with the Independent Regulatory Board for Auditors' *Code of Professional Conduct for Registered Auditors* (IRBA Code), as applicable to audits of financial statements of public interest entities, and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards).* We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

In terms of the IRBA Rule on Enhanced Auditor Reporting for the Audit of Financial Statements of Public Interest Entities, published in Government Gazette No. 49309 dated 15 September 2023 (EAR Rule), we report:

Final materiality

The scope of our audit was influenced by our application of materiality. We set quantitative thresholds and overlay qualitative considerations to help us determine the scope of our audit and the nature, timing and extent of our procedures, and in evaluating the effect of misstatements, both individually and in the aggregate, on the financial statements as a whole.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

	Group	Company
Overall materiality	R333 Million determined as 0.79% (rounded) of total assets.	R262 Million determined as 0.78% (rounded) of total assets
Rationale for benchmark and percentage applied	We chose total assets as the benchmark because, in our view, it is the benchmark against which the performance of the Group and Company is most commonly measured by users within the REIT/property industry and is a generally accepted benchmark. The group's long-term strategy is to create shareholder value which is primarily reflected in the Investment Property Fair value growth over time. We applied 0.79% (rounded) and 0.78%(rounded) for Group and Company respectively, as this is in line with the gross benchmark selected and used within the REIT industry. The percentage applied to the benchmark was based on our professional judgement after consideration of qualitative factors that impact both the Group and Company.	

Group audit scope

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

We performed risk assessment procedures to determine which of the Group's components are likely to include risks of material misstatement to the Group financial statements and which further audit procedures to perform at these components to address those risks. Our judgement included assessing the size of the components, nature of assets, liabilities and transactions within the components as well as specific risks.

In total, we identified 18 components. Of those, we identified 4 components (which represents a significant portion of the Group financial statements and core operations of the Group) at which further audit procedures were performed on the entire financial information of the component, either because audit evidence needed to be obtained on all or a significant proportion of the component's financial information, or that component represents a pervasive risk of material misstatement to the consolidated financial statements.

We also identified 10 components, at which further audit procedures were performed on one or more classes of transactions, account balances or disclosures based on the assessed risks of material misstatement to the consolidated financial statements.

Accordingly, we performed audit procedures on 14 components, of which we involved component auditors in performing the audit work on 3 components. The group engagement team performed work over the other components, which included the Company.

We also performed an analysis at an aggregated Group level on the remaining financial information, where procedures were not performed, to re-examine our assessment that there is less than a reasonable possibility of a material misstatement in this remaining financial information.

Independent auditor's report

continued

Key audit matter

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

In terms of the EAR Rule, we are required to report the outcome of audit procedures or key observations with respect to the key audit matter, and these are included below.

Other information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Hyprop Investments Limited and its Subsidiaries Consolidated and Separate Financial Statements - Audited for the Year Ended 30 June 2026", which includes the Declaration by the company secretary, Report of the audit and risk committee and the Directors' report as required by the Companies Act of South Africa, which we obtained prior to the date of this report, and the 2026 Integrated Annual Report, which is expected to be made available to us after that date. The other information does not include the consolidated and separate financial statements and our auditor's report thereon.

Our opinion on the consolidated and separate financial statements does not cover the other information and we do not and will not express an audit opinion or any form of assurance conclusion thereon. We have performed an assurance engagement on certain disclosures included in Note Q: SA REIT disclosures that forms part of the other information and provided a separate assurance opinion thereon which is available on the Group's website.

In connection with our audit of the consolidated and separate financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Valuation of investment property - Group and Company

Refer to the key judgements and estimates note (note A2),Key Judgements and Estimates (note A2.1 and A2.2) and the investment property notes (note E1) to the consolidated and separate financial statements.

Key audit matter	How the matter was addressed in our audit

The Group's and Company's most significant assets are its investment property portfolio, constituting 90% and 78% of the Group and Company's total assets respectively.
 	
The portfolio comprises predominantly of retail shopping centers in South Africa and Eastern Europe.
 	
Investment property is measured at fair value, with changes in fair value recognised in profit or loss.
 	
The Group and Company used independent valuers to value the investment properties using the discounted cash flow model. The valuation process involves making significant assumptions and judgements. Accordingly, investment property has been classified as a level 3 fair value measurement in terms of IFRS 13 *Fair Value Measurement* (IFRS 13).
 	
The valuation of the Group's and Company's investment property was determined to be a key audit matter in the current year due to:
• The magnitude of the investment property portfolio held by the Group and Company.
• The significant judgements and estimation required in determining the key inputs and assumptions which are estimated cash flows, average market rental growth rates, vacancy levels, exit capitalisation rates and discount rates used in the valuation process; and
• The significant audit effort required to evaluate the methodologies and assumptions applied by management.
	Our response to the key audit matter included performing the following audit procedures:
	• We evaluated the professional competence and objectivity of the independent valuers engaged by the Group and Company to determine the fair value of the properties through inspection of declarations and certifications with relevant professional bodies.
	• We obtained an understanding of the external independent valuation process and methodologies adopted, the significant assumptions used and critical judgements applied in the valuation process through inquiry with management and the external valuers and inspection of the valuation reports.
	• We assessed and challenged the assumptions used and information provided to the external independent valuers by management to value the properties by performing the following procedures:
	  • We assessed the reasonability of management's budgeting process by performing a retrospective review, which entails comparing prior year forecasted cashflows against current year actual results and following up and understanding any discrepancies noted.
	  • We assessed the independent valuers' year-on-year cash flow assumptions, including average market rental growth rates, vacancy levels, exit capitalisation rates and discount rates by comparing it to the current economic outlook and available market information relating to such inputs.
	  • We selected a sample of investment properties and involved our corporate finance specialists in evaluating the appropriateness of the external valuations. This included:
	  • Assessing the suitability of the valuation methodologies applied by the independent valuers; and
	  • Challenging significant assumptions and valuation inputs against industry benchmarks, market evidence, and specialist expectations.
	• We assessed the adequacy and completeness of the Investment property disclosures in accordance with IAS 40, Investment Property and IFRS 13, *Fair Value Measurement*.
	• The results of our testing were satisfactory, and we found the Valuation of investment property recognised to be acceptable.

Independent auditor's report

continued

Responsibilities of the directors for the consolidated and separate financial statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors are responsible for assessing the Group and Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group and/or Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated and separate financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group and Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group and Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and/or Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

Audit tenure

In terms of the IRBA Rule published in Government Gazette Number 39475 dated 4 December 2015, we report that KPMG Inc. has been the auditor of Hyprop Investments Limited for eleven years.

KPMG Inc.

Signed by:
KPMG Inc.
0A864F232B8E427...

Per A Lalloo
Chartered Accountant (SA)
Registered Auditor
Director

8 September 2026

Statements of profit or loss

for the year ended 30 June 2026

	Reference	GROUP 2026	GROUP 2025[1]	COMPANY 2026	COMPANY 2025
Revenue	D1.2	**5 111 663**	**4 821 858**	**3 441 834**	**3 211 355**
Lease revenue		3 867 662	3 677 242	2 360 913	2 242 631
Non-lease revenue		1 244 001	1 144 616	1 080 921	968 724
Changes in ECLs - trade receivables	N5.4.5	(6 043)	(13 614)	(4 301)	(13 301)
Property expenses	D3.1	(2 162 840)	(1 978 114)	(1 552 311)	(1 375 483)
Net property income		**2 942 780**	**2 830 130**	**1 885 222**	**1 822 571**
Other operating income		3 275	3 867	3 956	1 410
Other operating expenses	D3.2	(192 416)	(175 435)	(141 531)	(138 178)
Net foreign exchange (losses)/gains	D4	(101)	(1 074)	(2 545)	432
Operating income		**2 753 538**	**2 657 488**	**1 745 102**	**1 686 235**
Net interest	D5.2	(892 191)	(1 060 211)	(652 980)	(758 390)
Interest income		62 691	34 519	61 999	35 436
Interest expense		(954 882)	(1 094 730)	(714 979)	(793 826)
Net operating income		**1 861 347**	**1 597 277**	**1 092 122**	**927 845**
Dividend income	D2	-	-	387 130	295 916
Net income before value adjustments		**1 861 347**	**1 597 277**	**1 479 252**	**1 223 761**
Changes in fair value		1 991 454	748 986	1 427 497	416 549
Investment property	E1.3	1 966 375	1 076 888	1 361 516	475 828
Derivatives	H2.4	82 115	(163 646)	65 981	(59 279)
Other investments and loans receivable	E6.3/F1.6	(57 036)	(164 256)	-	-
Profit on disposal of subsidiary	E7.4	-	-	-	343
Impairment of investment in subsidiary	E8.4.1	-	-	(56 309)	(404 462)
Reversal of impairment of other investments		7 367	-	7 367	-
Changes in ECLs - loans receivable	F1.5	6 784	(1 983)	10 262	2 185
Changes in ECLs - financial guarantees	H3.5	-	-	19	(106)
Derecognition of financial guarantees	H3.5	-	7 015	1 733	7 689
Profit before taxation		**3 866 952**	**2 351 295**	**2 869 821**	**1 245 959**
Taxation	D6.2	(228 589)	(192 408)	10 425	(3 135)
Profit for the year - continuing operations		**3 638 363**	**2 158 887**	**2 880 246**	**1 242 824**
Loss for the year (after taxation) - discontinued operations	E9.3	-	(31 820)	-	-
Profit for the year		**3 638 363**	**2 127 067**	**2 880 246**	**1 242 824**
Profit/(loss) for the year attributable to:					
Shareholders of the Company		3 640 867	2 161 757	2 880 246	1 242 824
Non-controlling interests		(2 504)	(2 870)	-	-
Discontinued operations		-	(31 820)	-	-
Profit for the year		**3 638 363**	**2 127 067**	**2 880 246**	**1 242 824**
Basic earnings per share (cents)	B4.3	**902.9**	569.3		
Diluted earnings per share (cents)	B4.3	**899.7**	567.1		

[1] Change in presentation - The Group SOCI for 2025 is presented showing the detailed line items for the continuing operations and the results of the discontinued operations in a single line "Loss for the year (after taxation) - discontinued operations". The change ensures that the primary statements do not contain any unnecessary detail and allows users to perform a like-for-like analysis of the Group's performance. Details of the changes to each line item as previously reported, and the Loss for the year (after taxation) - discontinued operations, are shown in note C2 - *Segmental Analysis* - Profit or loss and note E9.3 - *Summarised SOCI*. The notes to the AFS have been updated accordingly.

Statements of other comprehensive income

for the year ended 30 June 2026

		GROUP		COMPANY	
		2026	**2025[1]**	**2026**	**2025**
Items that may be reclassified subsequently to profit or loss					
Exchange differences on translation of foreign operations		**(640 230)**	**361 030**	**-**	**-**
Shareholders of the Company		(639 721)	358 375	-	-
Non-controlling interests		(509)	518	-	-
Discontinued operations	E9.3	-	2 137	-	-
Total comprehensive income for the year		**2 998 133**	**2 488 097**	**2 880 246**	**1 242 824**
Total comprehensive income/(loss) for the year attributable to:					
Shareholders of the Company		3 001 146	2 520 132	2 880 246	1 242 824
Non-controlling interests		(3 013)	(2 352)	-	-
Discontinued operations	E9.3	-	(29 683)	-	-
Total comprehensive income for the year		**2 998 133**	**2 488 097**	**2 880 246**	**1 242 824**

Note

[1] Change in presentation - The Group SOCI for 2025 is presented showing the detailed line items for the continuing operations and the results of the discontinued operations in a single line "Loss for the year (after taxation) - discontinued operations". The change ensures that the primary statements do not contain any unnecessary detail and allows users to perform a like-for-like analysis of the Group's performance. Details of the changes to each line item as previously reported, and the Loss for the year (after taxation) - discontinued operations, are shown in note C2 - *Segmental Analysis* - Profit or loss and note E9.3 - *Summarised SOCI*. The notes to the AFS have been updated accordingly.

Statements of financial position

for the year ended 30 June 2026

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Assets					
Non-current assets		**40 231 889**	**39 441 327**	**31 866 073**	**30 152 014**
Investment property	E1.2.1	38 187 888	37 338 474	26 133 414	24 609 126
Straight-line rental revenue accrual	E1.9	397 591	354 328	326 315	275 581
Property, plant and equipment	E2.2	1 347 407	1 204 956	942 624	720 126
Investments in subsidiaries	E4.2	-	-	4 387 888	4 443 608
Other investments	E6.2	234 989	401 110	5 606	-
Loans receivable	F1.3	36 965	123 187	46 523	98 341
Intangible assets		-	82	-	-
Derivatives	H2.3	27 049	19 190	23 703	5 232
Current assets		**2 130 625**	**1 432 408**	**1 751 120**	**1 089 098**
Loans receivable	F1.3	136 698	26 636	3 240	5 720
Taxation		4 128	5 049	446	446
Trade and other receivables	F2.2	260 676	216 718	564 329	421 941
Derivatives	H2.3	52 687	32 990	32 761	4 450
Cash and cash equivalents	F3.3	1 676 436	1 151 015	1 150 344	656 541
Assets held-for-sale	E9.4	**-**	**764 665**	**-**	**764 665**
Total assets		**42 362 514**	**41 638 400**	**33 617 193**	**32 005 777**
Equity					
Stated capital	G1.2	12 635 320	12 244 652	12 667 218	12 271 178
Retained income		2 695 875	2 183 901	1 451 094	1 291 752
Other reserves		11 322 374	10 097 630	9 829 873	8 375 820
Attributable to shareholders of the Company		**26 653 569**	**24 526 183**	**23 948 185**	**21 938 750**
Non-controlling interests		(3 867)	(854)	-	-
Total equity		**26 649 702**	**24 525 329**	**23 948 185**	**21 938 750**
Liabilities					
Non-current liabilities		**13 155 302**	**14 340 814**	**7 825 338**	**7 859 961**
Borrowings	H1.3	11 752 528	12 902 132	7 622 690	7 636 051
Derivatives	H2.3	5 668	38 989	1 630	11 407
Financial guarantees	H3.4	-	-	589	1 648
Share-based payment liability	L2.4	12 476	9 205	-	-
Provisions	I3.1	1 383	1 218	-	-
Deferred taxation	I1.2	1 383 247	1 389 270	200 429	210 855
Current liabilities		**2 557 510**	**2 750 196**	**1 843 670**	**2 185 005**
Borrowings	H1.3	1 520 161	1 757 388	1 099 540	1 491 374
Derivatives	H2.3	12 974	51 207	6 843	27 896
Financial guarantees	H3.4	-	-	166	271
Share-based payment liability	L2.4	8 739	3 207	-	-
Trade and other payables	I2.2	909 210	825 268	696 918	623 819
Provisions	I3.1	95 341	102 913	40 203	41 645
Taxation		11 085	10 213	-	-
Liabilities held-for-sale	E9.4	**-**	**22 061**	**-**	**22 061**
Total liabilities		**15 712 812**	**17 113 071**	**9 669 008**	**10 067 027**
Total equity and liabilities		**42 362 514**	**41 638 400**	**33 617 193**	**32 005 777**

Statements of changes in equity

for the year ended 30 June 2026

		Attributable to shareholders of the Company					
GROUP	**Reference**	**Stated capital**	**Retained income**	**Other reserves[1]**	**Subtotal**	**Non-controlling interests**	**Total equity**
Balance at 30 June 2024		**11 431 606**	**2 090 736**	**9 371 059**	**22 893 401**	**(389 725)**	**22 503 676**
Profit/(loss) for the year		**-**	2 167 689	**-**	**2 167 689**	(40 622)	**2 127 067**
continuing operations	SOCI	-	2 161 757	-	**2 161 757**	(2 870)	**2 158 887**
discontinued operations	SOCI	-	5 932	-	**5 932**	(37 752)	**(31 820)**
Reclassified foreign currency translation reserve upon disposal of a foreign operation	E9.3	**-**	**-**	(193 249)	**(193 249)**	-	**(193 249)**
Other comprehensive income for the year		**-**	**-**	332 492	**332 492**	28 538	**361 030**
continuing operations	SOCI	-	-	358 375	**358 375**	518	**358 893**
discontinued operations	SOCI	-	-	(25 883)	**(25 883)**	28 020	**2 137**
Shares issued	G1.2	800 702	-	-	**800 702**	-	**800 702**
Share-based payments		12 344	368	6 087	**18 799**	-	**18 799**
Dividends declared	B2	-	(1 493 651)	-	**(1 493 651)**	-	**(1 493 651)**
Net transfer (from)/to non-distributable reserves		-	(581 241)	581 241	**-**	-	**-**
Derecognition on disposal of subsidiary	E7.3	-	-	-	**-**	400 955	**400 955**
Balance at 30 June 2025		**12 244 652**	**2 183 901**	**10 097 630**	**24 526 183**	**(854)**	**24 525 329**
Profit/(loss) for the year	SOCI	**-**	3 640 867	**-**	**3 640 867**	(2 504)	**3 638 363**
Other comprehensive loss for the year	OCI	-	-	(639 721)	**(639 721)**	(509)	**(640 230)**
Shares bought back	G1.2	(27 971)	-	-	**(27 971)**	-	**(27 971)**
Shares issued	G1.2	396 040	-	-	**396 040**	-	**396 040**
Share-based payments		22 599	(7 830)	2 517	**17 286**	**-**	**17 286**
Dividends declared	B2	-	(1 259 115)	-	**(1 259 115)**	-	**(1 259 115)**
Net transfer (from)/to non-distributable reserves		-	(1 861 948)	1 861 948	**-**	-	**-**
Balance at 30 June 2026		**12 635 320**	**2 695 875**	**11 322 374**	**26 653 569**	**(3 867)**	**26 649 702**

[1] Other reserves comprise the following:

		GROUP	
	Reference	**2026**	**2025**
Non-distributable reserves		11 140 533	9 278 585
Currency translation reserve		139 491	779 212
Share-based payments reserve	L2.4	42 350	39 833
Total other reserves		**11 322 374**	**10 097 630**

Statements of changes in equity

for the year ended 30 June 2026

COMPANY	Reference	Stated capital	Retained income	Other reserves[1]	Total equity
Balance at 30 June 2024		**11 470 476**	**1 582 726**	**8 333 168**	**21 386 370**
Profit for the year	SOCI	-	1 242 824	-	1 242 824
Shares issued	G1.2	800 702	-	-	800 702
Share-based payments		-	(628)	6 087	5 459
Dividends declared	B2	-	(1 496 605)	-	(1 496 605)
Net transfer (from)/to non-distributable reserves		-	(36 565)	36 565	-
Balance at 30 June 2025		**12 271 178**	**1 291 752**	**8 375 820**	**21 938 750**
Profit for the year	SOCI	-	2 880 246	-	2 880 246
Shares issued	G1.2	396 040	-	-	396 040
Share-based payments		-	(9 454)	2 517	(6 937)
Dividends declared	B2	-	(1 259 914)	-	(1 259 914)
Net transfer (from)/to non-distributable reserves		-	(1 451 536)	1 451 536	-
Balance at 30 June 2026		**12 667 218**	**1 451 094**	**9 829 873**	**23 948 185**

[1] Other reserves comprise the following:

		COMPANY	
	Reference	2026	2025
Non-distributable reserves		9 787 523	8 335 987
Share-based payments reserve	L2.4	42 350	39 833
Total other reserves		**9 829 873**	**8 375 820**

Statements of cash flows

for the year ended 30 June 2026

		GROUP		COMPANY	
	Reference	**2026**	**2025[1]**	**2026**	**2025**
Net cash flows from operating activities		**693 557**	**158 108**	**(86 042)**	**(484 694)**
Cash generated from operations	J1	2 954 167	2 847 066	1 846 041	1 787 135
Interest received	J2.1	63 614	32 804	59 076	32 403
Interest paid	J2.2	(960 926)	(1 124 515)	(731 245)	(807 627)
Taxation paid	J2.3	(104 183)	(103 596)	-	-
Cash flows from operating activities before dividends		**1 952 672**	**1 651 759**	**1 173 872**	**1 011 911**
Dividends paid	SCE/B2	(1 259 115)	(1 493 651)	(1 259 914)	(1 496 605)
Net cash flows from investing activities		**285 582**	**(647 393)**	**603 696**	**(379 401)**
Disposal of Woodlands Boulevard	E5.2	821 473	-	821 473	-
Additions to investment property	E1.3	(244 478)	(262 746)	(215 747)	(239 584)
Tenant cash incentives	E1.9	(9 907)	(6 729)	-	-
Additions to property, plant and equipment	E2.3	(373 761)	(307 276)	(342 975)	(266 435)
Additions to other investments	E6.2	(5 606)	-	(5 606)	-
Cash flow on disposal of discontinued operations and subsidiary	E7.4	-	(87 909)	-	343
Recovery of other investments		7 367	-	7 367	-
Dividends received	J2.4	-	-	295 916	130 680
Loans receivable repaid	F1.4	90 494	25 015	71 352	5 870
Loans receivable advanced	F1.4	-	(7 748)	(28 084)	(10 275)
Net cash flows from financing activities		**(397 217)**	**807 185**	**(25 272)**	**1 222 810**
Borrowings repaid	H1.4.1	(2 357 580)	(1 381 348)	(1 242 000)	(735 500)
Borrowings raised	H1.4.1	1 609 430	1 403 379	832 319	1 267 500
Additions to investment in subsidiary	E4.3	-	-	-	(94 344)
Derivatives purchased	H2.4	(17 136)	(15 548)	(11 631)	(15 548)
Shares purchased as treasury shares	G1.2	(27 971)	-	-	-
Shares issued	G1.2	396 040	800 702	396 040	800 702
Net increase in cash and cash equivalents		**581 922**	**317 900**	**492 382**	**358 715**
Cash and cash equivalents at the beginning of the year		1 151 015	782 297	656 541	299 247
Exchange (losses)/gains on cash and cash equivalents		(57 922)	40 824	-	-
Decrease/(increase) in cash classified as held-for-sale	E9.7	1 421	(1 421)	1 421	(1 421)
Net cashflow on discontinued operations	E9.7	-	11 415	-	-
Cash and cash equivalents at the end of the year	SFP	**1 676 436**	**1 151 015**	**1 150 344**	**656 541**

[1] Change in presentation - The Group SCF for 2025 is presented showing the detailed line items for the continuing operations and the results of the discontinued operations in a single line "Net cashflow on discontinued operations". Details of the summarised cashflows for discontinued operations are shown in note E9.7 - *Summarised statement of cashflows*. The notes to the AFS have been updated accordingly.

Notes to the consolidated and separate financial statements

A Basis of preparation and critical judgements

A1 Basis of preparation

A1.1 Statement of compliance

Hyprop is incorporated in South Africa and is a listed REIT. The Company's registered office is 2nd floor Cradock Heights, 21 Cradock Avenue, Rosebank, Johannesburg, 2196. The Group owns and manages retail and office investment properties in South Africa and Eastern Europe.

These consolidated and separate financial statements have been prepared in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, Financial Reporting Pronouncements as issued by the Financial Reporting Standards Council, the JSE Listings Requirements and the South African Companies Act.

A1.2 Basis of preparation

The consolidated and separate AFS have been prepared on the historical cost basis, except for the measurement of investment properties, investment property classified as held-for-sale and certain financial instruments, which are recorded at fair value, and incorporate the material accounting policies set out below and in the individual notes to the AFS.

All accounting policies applied in the preparation of these consolidated and separate AFS are consistent with those applied in the consolidated and separate financial statements for the year ended 30 June 2025, except as disclosed in note A3.1 - *New and amended IFRS Accounting Standards that have been adopted in the current year.*

The financial information presented in the consolidated and separate AFS comprises that of the parent company, Hyprop Investments Ltd, together with its subsidiaries, including the proportionately consolidated results of joint operations and equity accounted results of joint ventures, presented as a single entity.

All values are presented in South African Rand, the functional currency of Hyprop, and are rounded to the nearest thousand Rand, unless indicated otherwise.

A1.3 Basis of consolidation

The consolidated financial statements incorporate the results of the Company and entities controlled and jointly-controlled by the Group. Control is achieved when the Group:

- Has power over the investee
- Is exposed, or has rights, to variable returns from its involvement with the investee
- Has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that one or more of the elements listed above have changed during the year.

A joint venture is a legal entity in which the Group has joint control, whereby the Group has rights to the net assets of the venture. The Group accounts for joint ventures using the equity accounting method.

A joint operation is a contractual arrangement in which the Group has joint control, and the Group has rights to the assets and obligations for the liabilities of the joint operation. The Group recognises its proportionate share of the assets, liabilities, income and expenses, classified according to their nature.

The consolidated financial statements incorporate the assets, liabilities, income, expenses and cash flows of the Group. The results of subsidiaries acquired or disposed during the year are included in the consolidated financial statements from the date of acquisition or up to the date of disposal, as applicable.

A change in the ownership interest in a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, with any resultant gain or loss recognised in profit or loss.

A1.4 Non-controlling interests

Non-controlling interests are measured as the non-controlling shareholders' proportionate interest in the identifiable net assets of the relevant entity at the acquisition date, and are adjusted for the non-controlling shareholders' proportion of any subsequent profit or loss at each reporting date.

A1.5 Other reserves accounting policy

Non-distributable reserves

Non-distributable reserves comprise reserves that are not distributable to shareholders of the Company, such as fair value adjustments on the revaluation of investment property (which is the majority of the NDR balance), derivatives and financial assets, any impairment adjustments or accumulated ECLs, profits or losses on sale of assets, the straight-line rental income accrual and deferred taxation.

Currency translation reserve

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to the Group's presentation currency (Rand) at the exchange rates at the reporting date. The income and expenses of foreign operations are translated to Rand at an average rate for the year.

Foreign currency translation differences are recognised in other comprehensive income (OCI) and accumulated in the currency translation reserve, except to the extent that the translation difference is allocated to non-controlling interests (NCI).

Share-based payments reserve

Transactions related to the Group's equity settled share-based payments are recorded in a separate share-based payment reserve.

Notes to the consolidated and separate financial statements continued

A Basis of preparation and critical judgements (continued)

A2 Key judgements and estimates

A2.1 Material policy choices

The following accounting policy elections have been made by the Group (excluding elections applied as transitional arrangements on adoption of new or amended reporting standards):

Item	Option	Policy choice and impact	Note
Investment property	IAS 40: *Investment property* allows a choice between the fair value model and the cost model in recording investment property. The choice is made at a portfolio level.	The Group continues to apply the fair value model for all investment properties.	E1
Investments in subsidiaries and joint ventures	In terms of IAS 27: *Separate Financial Statements*, investments in subsidiaries, associates and joint arrangements can be accounted for in the separate financial statements either at: cost; or at fair value in accordance with IFRS 9: *Financial instruments*; or using the equity method as described in IAS 28: *Investments in associates and joint ventures*.	The Company has elected to recognise investments in subsidiaries and associates at cost in the separate financial statements. Joint operations (at both Group and Company levels) are accounted for using the proportionate share method.	E4, E5

A2.2 Estimates, assumptions and judgements

Accounting policies for specific items in the AFS are included in the relevant note to the AFS. Assumptions and estimates are an integral part of financial reporting and as such have an impact on the amounts reported for the Group's income, expenses, assets and liabilities. Judgement in these areas is based on historical experience and reasonable expectations relating to future events.

Estimates, assumptions and judgements are applied in the following significant areas:

Item	Nature of judgement or estimation	Note
Investment property valuations	The valuation of investment properties requires judgement in the determination of, inter alia, future cash flows, appropriate discount rates, average market rental growth rates, vacancy rates and exit capitalisation rates. The Group's policy is to obtain independent valuations of its investment properties every six months and report investment properties at fair value. The key assumptions and estimations used to perform the independent investment property valuations are determined by the independent valuers.	E1
Interests in co-owned assets/ joint operations: *Canal Walk, The Glen and Woodlands Boulevard*	Judgement is required to identify the relevant activities of the co-owned assets to determine whether the assets should be classified as joint operations or joint ventures. Interests in co-owned assets are categorised as interests in joint operations as there is shared control of the co-owned assets. The interests in Canal Walk, The Glen and Woodlands Boulevard are treated as joint operations.	E5

Notes to the consolidated and separate financial statements continued

A Basis of preparation and critical judgements (continued)

A2 Key judgements and estimates (continued)

A2.2 Estimates, assumptions and judgements (continued)

Item	Nature of judgement or estimation	Note
Normal and Deferred taxation	The Group is subject to income tax in numerous jurisdictions. Judgement is required in determining tax liabilities as there are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Management has assessed the Group's tax obligations and the potential tax consequences arising from, inter alia, normal trading activities, interest and dividends paid by Group companies and the acquisition and disposal of assets. The Group recognises liabilities for anticipated tax obligations based on estimates of the taxes that are likely to become due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property measured at fair value is presumed to be recovered through sale, and the Group has not rebutted this presumption.	D6, I1
Measurement of Other investments - Shares in Lango	Pursuant to the sale of the SSA assets in September 2024 (see note E7 - *Changes in shareholding*), the Group received 11 006 400 shares in Lango in settlement of the sales price. For accounting purposes, the shares in Lango are initially and subsequently measured at fair value, with any changes in fair value recognised in profit or loss. Judgement is required to calculate the fair value of the Lango shares as Lango is an unlisted company and there is no market price to determine the value of the Lango shares. Key estimates and judgements considered in determining the fair value of the Lango shares are: • Lango prepares its financial statements in accordance with IFRS® Accounting standards; • Lango is a property company and carries its investment properties at market value (as determined by independent valuers); • The fair value of the Lango shares can best be determined based on the net asset value of Lango; • The Group holds a minority shareholding in Lango; • Lango's shares are not listed and there is limited marketability for the shares. Having considered the above factors, the Lango shares have been valued based on the Lango net asset value (calculated in terms of IFRS® Accounting standards with investment properties carried at independent valuations) as this was considered the most objective measure. In addition, based on independent research, a discount of 30% was applied to the net asset value as a result of the Group's minority interest in Lango and reduced marketability of the Lango shares.	E6

Notes to the consolidated and separate financial statements continued

A Basis of preparation and critical judgements (continued)

A3 Changes in accounting policies and disclosures

A3.1 New and amended IFRS accounting standards that have been adopted in the current year

The Group has adopted the following amended standard and IFRIC Agenda decisions that became effective for the financial year ended 30 June 2026. These changes did not have a material impact on the Group:

- IAS 21: *The effects of changes in foreign exchange rates* - Amendments regarding the lack of exchangeability of currencies.

IFRIC Agenda decisions:

- IFRS 9: *Financial instruments* - Embedded prepayment option.
- IFRS 9: *Financial instruments* - Determining and accounting for transactions costs.
- IFRS 16: *Leases* - Economic benefits from use of a battery under an offtake arrangement.

A3.2 Standards issued but not yet effective

At the date of approval of these consolidated and separate AFS, certain new accounting standards, amendments and interpretations to existing standards have been published but are not yet effective. These have not been early adopted by the Group.

Management anticipates that all of the applicable pronouncements will be adopted in the Group's accounting policies for the first period beginning after the effective date of the pronouncements.

The following standards have been reviewed and are expected to have a material impact on the consolidated and separate AFS:

IFRS standard, Interpretation or guidance issued	Key amendments	Anticipated impact
IFRS 18: Presentation and Disclosure in Financial Statements and its related IFRIC interpretations *Periods beginning on/after 1 January 2027, retrospectively. Adoption from FY2028 with comparatives.*	The standard replaces IAS 1 and introduces defined subtotals and categories to the SOCI, introduces audit and disclosure requirements for Management Performance Measures (MPMs) and expands guidance on aggregation, materiality and presentation decisions.	**Material impact:** The standard will have the greatest impact on the presentation of the SOCI and a lesser effect on the disclosure of MPMs and other primary statements. The aggregation guidance is not expected to result in more granular disclosures but may affect the narrative disclosures provided.

Notes to the consolidated and separate financial statements **continued**

A Basis of preparation and critical judgements (continued)

A3 Changes in accounting policies and disclosures (continued)

A3.2 Standards issued but not yet effective (continued)

The following standards have been reviewed and are not expected to have a material impact on the consolidated and separate AFS:

IFRS standard, Interpretation or guidance issued	Effective for periods beginning on/after
IFRS 9: Financial instruments and *IFRS 7: Financial instruments: Disclosures* Classification of Financial Assets with Non-recourse or ESG-linked contingency features	01 January 2026
IFRS 9: Financial instruments and *IFRS 7: Financial instruments: Disclosures* relating to contracts referencing nature-dependent electricity	01 January 2026
IFRS 9: Financial instruments and *IFRS 7: Financial instruments: Disclosures* Derecognition of financial liabilities settled by electronic payments	01 January 2026
Annual improvements to: *IFRS 1: First-time Adoption of International Financial Reporting Standards; IFRS 7: Financial instruments: Disclosures; IFRS 9: Financial instruments; IFRS 10: Consolidated Financial Statements* and *IAS 7: Statement of Cash Flows*	01 January 2026
IFRS 19: Subsidiaries without Public Accountability: Disclosures	01 January 2027
IAS 21: The effects of changes in foreign exchange rates Translation to a Hyperinflationary Presentation Currency	01 January 2027
IFRS 20: Regulatory Assets and Regulatory Liabilities	01 January 2029

Notes to the consolidated and separate financial statements continued

A Basis of preparation and critical judgements (continued)

A4 Going concern

The Company and Group financial statements are prepared on the basis of accounting policies applicable to a going concern. This basis assumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities will occur in the ordinary course of business.

In assessing the Company and Group's ability to continue as going concerns, the Board and the ARC have reviewed the Company and Group's budgets and cashflow forecasts, available cash balances, existing unutilised and available new borrowing facilities and debt maturity profile.

Key financial performance, solvency and liquidity measures are set out below:

		GROUP		COMPANY	
	Reference	**2026**	**2025**	**2026**	**2025**
Profit for the year - continuing operations	SOCI	3 638 363	2 158 887	2 880 246	1 242 824
Cash generated from operations - continuing operations	SCF	2 954 167	2 847 066	1 846 041	1 787 135
NAV *(excl. Non-controlling interests)*	SFP	26 653 569	24 526 183	23 948 185	21 938 750
Short-term borrowings	H1.3	1 520 161	1 757 388	1 099 540	1 491 374
Total cash and cash equivalents	M2.3	1 676 436	1 152 436	1 150 344	657 962
Total undrawn bank facilities	H1.8	2 055 620	2 468 520	1 850 000	2 100 000
Working capital surplus		1 093 276	440 100	1 006 990	395 467
Current assets	SFP	2 130 625	1 432 908	1 751 120	1 089 098
Current liabilities *(excl. Short-term borrowings)*		(1 037 349)	(992 808)	(744 130)	(693 631)

The Group's short-term borrowings comprise R1 100m (2025: R1 491m) and €21.9m (R409m) (2025: €12.4m (R259m)) (see note H1.3 - *Maturity profile*) which are covered by the Group's available Rand and Euro revolving credit facilities, but will be settled through quarterly amortisation payments or refinanced closer to their maturity dates based on the Group's proven track record of being able to refinance maturing borrowings, strong financial position and healthy credit metrics.

Subsequent to the year end the Company raised R739m of new equity capital to fund growth opportunities and maintain its strong balance sheet. See note O1 - *Events after the reporting date*.

Accordingly, the directors consider that the Company and the Group have adequate resources to continue operating for the ensuing 12 months and that it is appropriate to adopt the going concern basis in preparing the Company and Group financial statements.

Notes to the consolidated and separate financial statements continued

B Performance analyses

B1 Distributable income and dividend per share for the year

B1.1 Distributable income per share for the year *(Pro-forma information)*

		GROUP	
	Reference	2026	2025
Net income before value adjustments	C2	**1 861 347**	**1 603 283**
continuing operations	SOCI	1 861 347	1 597 277
discontinued operations	E9.3	-	6 006
Adjusted for:		(143 158)	(92 435)
Straight-line rental revenue accrual	E1.9	(41 289)	(1 487)
Normal taxation	D6.2	(106 647)	(93 633)
Capital items for distribution purposes		2 274	1 532
Non-controlling interests		2 504	1 153
Distributable income	**A**	**1 718 189**	**1 510 848**

B1.2 Number of shares for calculating distributable income and dividend per share

Shares in issue at the beginning of the year	G1.3	399 419 089	380 399 133
Effect of shares issued during the year	B4.2	4 061 832	1 042 189
Effect of treasury shares held	B4.2	(257 232)	(666 489)
Weighted average number of ordinary shares in issue	**B**, B4.2	**403 223 689**	**380 774 833**
Dilutive effect of shares issued during the year		3 277 617	17 977 767
Dilutive effect of treasury shares held		(325 971)	85 825
Number of shares for calculating distributable income and dividend per share	**C**	**406 175 335**	**398 838 425**

B1.3 Distributable income and dividend per share

Weighted average distributable income per share (cents)	**A/B**	426.1	396.8
H1		215.9	201.5
H2		210.2	195.3
Distributable income per share (cents)	**A/C**	423.0	378.8
H1		212.3	201.4
H2		210.7	177.4
Dividend per share (cents)		349.1	307.7
H1 - Interim		117.0	113.4
H2 - Final		232.1	194.3
Antecedent dividend (cents)		2.8	-
H1 - Interim		2.0	-
H2 - Final		0.8	-

Notes to the consolidated and separate financial statements continued

B Performance analyses (continued)

B2 Dividends declared during the year

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Cents per share				**313.3**	**393.4**
Interim dividend for the current year				119.0	113.4
H1 - Interim				117.0	113.4
H1 - Antecedent dividend				2.0	-
Final dividend for the previous year				194.3	280.0
Rand thousands	SCE/SCF	**1 259 115**	**1 493 651**	**1 259 914**	**1 496 605**
Interim dividend for the current year		483 873	430 828	483 972	431 487
Final dividend for the previous year		775 242	1 062 823	775 942	1 065 118

B3 Net asset values *(Pro-forma information)*

B3.1 Net asset value/Tangible net asset value per share

	Reference	GROUP 2026	GROUP 2025
Equity attributable to shareholders of the Company (NAV)	SFP	26 653 569	24 526 183
Adjusted for:			
Intangible assets	SFP	-	(82)
Net deferred taxation liability	I1.2	1 383 247	1 389 270
TNAV		**28 036 816**	**25 915 371**
Number of shares			
Number of ordinary shares in issue	G1.3	406 758 538	399 419 089
Treasury shares	G1.3	(583 203)	(580 664)
Net number of ordinary shares in issue		**406 175 335**	**398 838 425**
Rands per share			
NAV		65.62	61.49
TNAV		69.03	64.98

Notes to the consolidated and separate financial statements continued

B Performance analyses (continued)

B4 Earnings per share

EPS is measured in accordance with IAS 33: *Earnings per Share* and HEPS is measured in accordance with SAICA Circular 1/2023 - *Headline Earnings*.

B4.1 Earnings reconciliation - basic to headline earnings

		GROUP	
	Reference	2026	2025
Profit for the year attributable to shareholders of the Company *(Basic earnings)*	**A**	**3 640 867**	**2 167 689**
continuing operations	SOCI	3 640 867	2 161 757
discontinued operations	E9.3	-	5 932
Headline earnings adjustments - continuing operations		**(1 893 142)**	**(995 211)**
Change in fair value of investment property		(2 007 664)	(1 078 375)
Loss on PPE written off	E1.3	93	133
Tax effects of above adjustments		114 429	83 031
Headline earnings adjustments - discontinued operations		**-**	**(1 478)**
Change in fair value of investment property	E1.3	-	157 217
Non-controlling interests' share of change in fair value of investment property		-	(39 304)
Impairment of assets held-for-sale and discontinued operations	E9.3	-	73 815
Reclassified FCTR upon disposal of a foreign operation	E9.3	-	(193 249)
Loss on disposal of subsidiary	E9.3	-	43
Headline earnings	**B**	**1 747 725**	**1 171 000**

B4.2 Weighted average number of ordinary shares

Number of shares			
Shares in issue at the beginning of the year	G1.3	399 419 089	380 399 133
Effect of shares issued during the year		4 061 832	1 042 189
Effect of treasury shares held		(257 232)	(666 489)
Weighted average number of ordinary shares in issue	**C**	**403 223 689**	**380 774 833**
Effect of dilutive shares		1 442 134	1 491 624
Diluted weighted average number of ordinary shares in issue	**D**	**404 665 823**	**382 266 457**

Notes to the consolidated and separate financial statements continued

B Performance analyses (continued)
B4 Earnings per share (continued)

B4.3 Earnings per share

		GROUP	
Cents per share	Reference	2026	2025
Basic earnings per share (EPS)	**A/C**	**902.9**	**569.3**
continuing operations		902.9	567.7
discontinued operations		-	1.6
Diluted earnings per share (DEPS)	**A/D**	**899.7**	**567.1**
continuing operations		899.7	565.5
discontinued operations		-	1.6
Headline earnings per share (HEPS)	**B/C**	**433.4**	**307.5**
continuing operations		433.4	306.4
discontinued operations		-	1.1
Diluted headline earnings per share (DHEPS)	**B/D**	**431.9**	**306.3**
continuing operations		431.9	305.2
discontinued operations		-	1.1

Notes to the consolidated and separate financial statements continued

C Segmental analysis

C1 Overview and definitions

The Group's identification of its segments and the measurement of segment results are based on the Group's internal management reporting used for day-to-day decision-making and reviewed by the Chief Executive Officer (who is the Group's chief operating decision maker) as well as any material items in terms of the Group's materiality assessment. The segments have been identified according to their location. The primary measures of segment performance are net operating income and distributable income.

The segments are supported by the Group head office, which provides support in the areas of finance, treasury, legal, human resources, governance and compliance, risk management and information technology.

Assets of any segment that have been classified as held-for-sale according to IFRS 5: *Non-current assets held-for-sale and discontinued operations*, are reported under their geographic segments. At 30 June 2026, there were no assets classified as held-for-sale (2025: 50% of Hyde Park Corner was classified as held-for-sale).

The Group comprises the following business segments and sectors:

Business Segment	Description and basis of segmentation	Sector
South Africa	The SA portfolio comprises all South African shopping malls and offices irrespective of size. There are nine properties in this segment (2025: nine), including Canal Walk (80% interest), The Glen (75.16% interest) and Woodlands Boulevard (50% interest). Included in this segment are the combined results of the various support services provided to the Group from South Africa including: Group finance, treasury, asset management and development, human resources, legal and compliance, information technology, investor relations, marketing and facilities management.	SA
Eastern Europe	The EE portfolio comprises retail shopping malls in Bulgaria, Croatia and North Macedonia, held through the Group's 100% subsidiary Hyprop Europe, as well as the regional finance, treasury and asset management support services for the EE portfolio. There are four properties in this segment (2025: four).	EE
Sub-Saharan Africa	The SSA portfolio comprises an unlisted equity investment in Lango, held through Hyprop Mauritius, a wholly-owned subsidiary.	SSA

Notes to the consolidated and separate financial statements continued

C Segmental analysis (continued)

C2 Segmental analysis – profit or loss

	June 2026				June 2025					
June 2026	**SA**	**EE**	**SSA**	**GROUP**	**SA**	**EE**	**SSA CONTINUING[1]**	**CONTINUING OPERATIONS[1]**	**SSA DISCONTINUED OPERATIONS[1]**	**GROUP**
Revenue	**3 442 684**	**1 668 979**	**-**	**5 111 663**	**3 211 969**	**1 609 889**	**-**	**4 821 858**	**57 970**	**4 879 828**
Lease revenue	2 360 913	1 506 749	-	**3 867 662**	2 242 631	1 434 611	-	**3 677 242**	50 934	**3 728 176**
Non-lease revenue	1 081 771	162 230	-	**1 244 001**	969 338	175 278	-	**1 144 616**	7 036	**1 151 652**
Changes in ECLs - trade receivables	(4 306)	(1 737)	-	**(6 043)**	(13 299)	(315)	-	**(13 614)**	(3 913)	**(17 527)**
Property expenses	(1 556 546)	(606 294)	-	**(2 162 840)**	(1 380 733)	(597 381)	-	**(1 978 114)**	(12 584)	**(1 990 698)**
Utilities	(961 603)	(232 427)	-	**(1 194 030)**	(826 918)	(246 000)	-	**(1 072 918)**	(8 886)	**(1 081 804)**
Contractual services	(174 473)	(118 658)	-	**(293 131)**	(166 153)	(114 251)	-	**(280 404)**	(329)	**(280 733)**
Salaries and staff-related expenses	(119 016)	(31 499)	-	**(150 515)**	(126 115)	(31 548)	-	**(157 663)**	(527)	**(158 190)**
Depreciation and amortisation	(111 709)	(64 340)	-	**(176 049)**	(91 084)	(62 745)	-	**(153 829)**	(715)	**(154 544)**
Maintenance	(67 004)	(49 764)	-	**(116 768)**	(62 550)	(39 952)	-	**(102 502)**	(348)	**(102 850)**
Management and other costs	(122 741)	(109 606)	-	**(232 347)**	(107 913)	(102 885)	-	**(210 798)**	(1 779)	**(212 577)**
Net property income	**1 881 832**	**1 060 948**	**-**	**2 942 780**	**1 817 937**	**1 012 193**	**-**	**2 830 130**	**41 473**	**2 871 603**
Other operating income	3 275	-	-	**3 275**	768	3 099	-	**3 867**	1 673	**5 540**
Other operating expenses	(141 614)	(49 192)	(1 610)	**(192 416)**	(138 055)	(35 673)	**(1 707)**	**(175 435)**	(3 697)	**(179 132)**
Salaries and staff-related expenses	(97 467)	(36 128)	-	**(133 595)**	(96 074)	(28 169)	-	**(124 243)**	(3 398)	**(127 641)**
Depreciation	(1 486)	-	-	**(1 486)**	(1 597)	-	-	**(1 597)**	(12)	**(1 609)**
Management and other costs	(42 661)	(13 064)	(1 610)	**(57 335)**	(40 384)	(7 504)	(1 707)	**(49 595)**	(287)	**(49 882)**
Net foreign exchange (losses)/gains	(3)	(3 035)	2 937	**(101)**	(5)	(1 242)	173	**(1 074)**	(8 255)	**(9 329)**
Operating income	**1 743 490**	**1 008 721**	**1 327**	**2 753 538**	**1 680 645**	**978 377**	**(1 534)**	**2 657 488**	**31 194**	**2 688 682**
Net interest	(657 648)	(234 623)	80	**(892 191)**	(765 236)	(295 265)	290	**(1 060 211)**	(25 188)	**(1 085 399)**
Interest income	58 327	4 284	80	**62 691**	29 211	5 018	290	**34 519**	3	**34 522**
Interest expense	(715 975)	(238 907)	-	**(954 882)**	(794 447)	(300 283)	-	**(1 094 730)**	(25 191)	**(1 119 921)**
Net income before value adjustments	**1 085 842**	**774 098**	**1 407**	**1 861 347**	**915 409**	**683 112**	**(1 244)**	**1 597 277**	**6 006**	**1 603 283**
Changes in fair value	1 427 497	620 993	(57 036)	**1 991 454**	416 549	496 691	(164 254)	**748 986**	(157 217)	**591 769**
Loss on disposal of subsidiary	-	-	-	**-**	-	-	-	**-**	(43)	**(43)**
Reversal of impairment of other investments	7 367	-	-	**7 367**	-	-	-	**-**	-	**-**
Changes in ECLs - loans receivable	6 784	-	-	**6 784**	(1 983)	-	-	**(1 983)**	-	**(1 983)**
Reclassified FCTR upon disposal of a foreign operation	-	-	-	**-**	-	-	-	**-**	193 249	**193 249**
Impairment of assets held-for-sale	-	-	-	**-**	-	-	-	**-**	(73 815)	**(73 815)**
Derecognition of financial guarantees	-	-	-	**-**	7 015	-	-	**7 015**	-	**7 015**
Profit/(loss) before taxation	**2 527 490**	**1 395 091**	**(55 629)**	**3 866 952**	**1 336 990**	**1 179 803**	**(165 498)**	**2 351 295**	**(31 820)**	**2 319 475**
Taxation	10 425	(239 014)	-	**(228 589)**	(3 189)	(189 297)	78	**(192 408)**	-	**(192 408)**
Profit/(loss) for the year	**2 537 915**	**1 156 077**	**(55 629)**	**3 638 363**	**1 333 801**	**990 506**	**(165 420)**	**2 158 887**	**(31 820)**	**2 127 067**
Calculation of distributable income										
Net income before value adjustments	1 085 842	774 098	1 407	**1 861 347**	915 409	683 112	(1 244)	**1 597 277**	6 006	**1 603 283**
Adjusted for:	(51 621)	(89 270)	(2 267)	**(143 158)**	(15 896)	(75 572)	(740)	**(92 208)**	(227)	**(92 435)**
Straight-line rental revenue accrual	(50 561)	9 272	-	**(41 289)**	(17 849)	16 362	-	**(1 487)**	-	**(1 487)**
Normal taxation	-	(106 647)	-	**(106 647)**	-	(93 711)	78	**(93 633)**	-	**(93 633)**
Capital items for distribution purposes	(3 503)	8 044	(2 267)	**2 274**	(795)	1 679	(818)	**66**	1 466	**1 532**
Non-controlling interests	2 443	61	-	**2 504**	2 748	98	-	**2 846**	(1 693)	**1 153**
Distributable income	**1 034 221**	**684 828**	**(860)**	**1 718 189**	**899 513**	**607 540**	**(1 984)**	**1 505 069**	**5 779**	**1 510 848**
% of Group	**60%**	**40%**	**0%**		**60%**	**40%**	**0%**		**0%**	

[1] Change in presentation - the prior year information has been disaggregated to show continuing and discontinued operations separately. The 2025 numbers as previously reported are shown in the column headed "GROUP".

Notes to the consolidated and separate financial statements continued

C Segmental analysis (continued)

C3 Segmental analysis – financial position

	June 2026				June 2025			
	SA	EE	SSA	GROUP	SA	EE	SSA	GROUP
Assets								
Non-current assets	27 442 077	12 560 429	229 383	**40 231 889**	25 682 777	13 357 440	401 110	**39 441 327**
Investment property	26 133 414	12 054 474	-	**38 187 888**	24 609 126	12 729 348	-	**37 338 474**
Straight-line rental revenue accrual	326 315	71 276	-	**397 591**	275 581	78 747	-	**354 328**
Property, plant and equipment	942 655	404 752	-	**1 347 407**	720 190	484 766	-	**1 204 956**
Other investments	5 606	-	229 383	**234 989**	-	-	401 110	**401 110**
Loans receivable	10 384	26 581	-	**36 965**	72 648	50 539	-	**123 187**
Intangible assets	-	-	-	**-**	-	82	-	**82**
Derivatives	23 703	3 346	-	**27 049**	5 232	13 958	-	**19 190**
Current assets	1 367 334	644 663	118 628	**2 130 625**	798 098	625 956	8 354	**1 432 408**
Loans receivable	3 240	18 767	114 691	**136 698**	5 720	20 916	-	**26 636**
Taxation	446	3 682	-	**4 128**	446	4 603	-	**5 049**
Trade and other receivables	178 372	82 304	-	**260 676**	126 225	90 493	-	**216 718**
Derivatives	32 761	19 926	-	**52 687**	4 450	28 540	-	**32 990**
Cash and cash equivalents	1 152 515	519 984	3 937	**1 676 436**	661 257	481 404	8 354	**1 151 015**
Assets held-for-sale	-	-	-	**-**	764 665	-	-	**764 665**
Total assets	**28 809 411**	**13 205 092**	**348 011**	**42 362 514**	**27 245 540**	**13 983 396**	**409 464**	**41 638 400**
% of Group	**68%**	**31%**	**1%**		**65%**	**34%**	**1%**	
Liabilities								
Non-current liabilities	7 061 305	6 093 997	-	**13 155 302**	7 097 188	7 243 626	-	**14 340 814**
Borrowings	6 859 246	4 893 282	-	**11 752 528**	6 874 926	6 027 206	-	**12 902 132**
Derivatives	1 630	4 038	-	**5 668**	11 407	27 582	-	**38 989**
Share-based payment liability	-	12 476	-	**12 476**	-	9 205	-	**9 205**
Provisions	-	1 383	-	**1 383**	-	1 218	-	**1 218**
Deferred taxation	200 429	1 182 818	-	**1 383 247**	210 855	1 178 415	-	**1 389 270**
Current liabilities	1 856 352	659 676	41 482	**2 557 510**	2 192 741	510 826	46 629	**2 750 196**
Borrowings	1 111 109	409 052	-	**1 520 161**	1 498 264	259 124	-	**1 757 388**
Derivatives	6 843	6 131	-	**12 974**	27 896	23 311	-	**51 207**
Share-based payment liability	-	8 739	-	**8 739**	-	3 207	-	**3 207**
Trade and other payables	698 197	209 939	1 074	**909 210**	624 936	199 089	1 243	**825 268**
Provisions	40 203	14 730	40 408	**95 341**	41 645	17 489	43 779	**102 913**
Taxation	-	11 085	-	**11 085**	-	8 606	1 607	**10 213**
Liabilities held-for-sale	-	-	-	**-**	22 061	-	-	**22 061**
Total liabilities	**8 917 657**	**6 753 673**	**41 482**	**15 712 812**	**9 311 990**	**7 754 452**	**46 629**	**17 113 071**
% of Group	**57%**	**43%**	**0%**		**54%**	**45%**	**0%**	
Net asset value/equity	**19 891 754**	**6 451 419**	**306 529**	**26 649 702**	**17 933 550**	**6 228 944**	**362 835**	**24 525 329**
% of Group	**75%**	**24%**	**1%**		**73%**	**25%**	**2%**	

Notes to the consolidated and separate financial statements continued

C Segmental analysis (continued)

C4 Segmental analysis – reconciliation of cash generated from operations to distributable income

June 2026	SA	EE	SSA	GROUP
Cash generated from operations	**1 841 795**	**1 114 809**	**(2 437)**	**2 954 167**
Working capital changes	(17 987)	(15 632)	150	**(33 469)**
Depreciation and amortisation	(113 195)	(64 340)	-	**(177 535)**
Changes in ECLs - trade receivables	(4 306)	(1 737)	-	**(6 043)**
Straight-line rental revenue accrual	50 561	(9 272)	-	**41 289**
Other non-cash items	(13 375)	(14 634)	676	**(27 333)**
Foreign exchange (losses)/gains	(3)	(473)	2 938	**2 462**
Operating income	**1 743 490**	**1 008 721**	**1 327**	**2 753 538**
Net interest	(657 648)	(234 623)	80	**(892 191)**
Interest received	58 327	4 284	80	**62 691**
Interest paid	(715 975)	(238 907)	-	**(954 882)**
Net income/(loss) before value adjustments	**1 085 842**	**774 098**	**1 407**	**1 861 347**
Adjusted for:	(51 621)	(89 270)	(2 267)	**(143 158)**
Straight-line rental revenue accrual	(50 561)	9 272	-	**(41 289)**
Normal taxation	-	(106 647)	-	**(106 647)**
Capital items for distribution purposes	(3 503)	8 044	(2 267)	**2 274**
Non-controlling interests	2 443	61	-	**2 504**
Distributable income	**1 034 221**	**684 828**	**(860)**	**1 718 189**

June 2025	SA	EE	SSA CONTINUING[1]	CONTINUING OPERATIONS[1]	SSA DISCONTINUED OPERATIONS[1]	GROUP
Cash generated from operations	1 782 795	1 073 768	(9 497)	**2 847 066**	44 324	**2 891 390**
Working capital changes	2 283	(7 179)	(199)	**(5 095)**	(877)	**(5 972)**
Depreciation and amortisation	(92 681)	(62 745)	-	**(155 426)**	(727)	**(156 153)**
Changes in ECLs - trade receivables	(13 299)	(315)	-	**(13 614)**	(3 913)	**(17 527)**
Straight-line rental revenue accrual	17 849	(16 362)	-	**1 487**	-	**1 487**
Other non-cash items	(16 297)	(7 111)	2 727	**(20 681)**	(1 529)	**(22 210)**
Foreign exchange (losses)/gains	(5)	(1 679)	5 435	**3 751**	(6 084)	**(2 333)**
Operating income	**1 680 645**	**978 377**	**(1 534)**	**2 657 488**	**31 194**	**2 688 682**
Net interest	(765 236)	(295 265)	290	**(1 060 211)**	(25 188)	**(1 085 399)**
Interest received	29 211	5 018	290	**34 519**	3	**34 522**
Interest paid	(794 447)	(300 283)	-	**(1 094 730)**	(25 191)	**(1 119 921)**
Net income/(loss) before value adjustments	**915 409**	**683 112**	**(1 244)**	**1 597 277**	**6 006**	**1 603 283**
Adjusted for:	(15 896)	(75 572)	(740)	**(92 208)**	(227)	**(92 435)**
Straight-line rental revenue accrual	(17 849)	16 362	-	**(1 487)**	-	**(1 487)**
Normal taxation	-	(93 711)	78	**(93 633)**	-	**(93 633)**
Capital items for distribution purposes	(795)	1 679	(818)	**66**	1 466	**1 532**
Non-controlling interests	2 748	98	-	**2 846**	(1 693)	**1 153**
Distributable income	**899 513**	**607 540**	**(1 984)**	**1 505 069**	**5 779**	**1 510 848**

[1] Change in presentation - the prior year disclosures have been disaggregated to show continuing and discontinuing operations separately. The 2025 numbers as previously reported are shown in the column headed "GROUP".

Notes to the consolidated and separate financial statements continued

D Profit or loss

D1 Revenue and minimum lease payments

D1.1 Revenue accounting policy

Revenue consists of:

Lease revenue – governed by IFRS 16: *Leases*

Lease revenue comprises contractual rental revenue (for retail, office, storage and parking space), contractual operating cost recoveries and contractual contributions towards marketing and promotions. Contractual rental revenue (including tenant parking revenue and contractual fixed operating cost recoveries) is recognised on a straight-line basis over the term of the lease.

Contingent rentals/turnover rentals (variable rentals based on the turnover achieved by a tenant) are included in revenue when the amounts can be reliably measured.

Non-lease revenue – governed by IFRS 15: *Revenue from contracts with customers*

Non-lease revenue comprises revenue from recoveries (primarily of utility costs), marketing, promotions and casual parking which is recognised when the service is rendered. Non-lease revenue represents the transaction price (i.e. the amount of the consideration which the entity expects to receive) for services provided.

The Group retains primary responsibility for the provision of the services (primarily water and electricity, cleaning, security and marketing) to tenants, and considers itself the principal supplier of such services in this respect. Accordingly, the Group maintains its recording of non-lease revenue on a gross basis.

Non-lease revenue is recognised on an accrual basis in line with the service being provided.

Non-lease revenue type	Nature	Timing of performance obligations and measurement
Recoveries	Services rendered include the provision of utilities, cleaning, security and marketing services for a calendar month.	Services are rendered during the month. Revenue is recognised over a period of time (the month in which the service is rendered). Utility recoveries are charged either at a flat rate per unit, or at a variable rate per unit depending on time of use. Payment from tenants is due on the 1st of each month.
Casual parking, Marketing and Promotions	Services rendered include the provision of covered and open parking bays, indoor and outdoor advertising and event venues.	Services are rendered continuously in a given month. Revenue is recognised (for expediency) at the end of the month in which the service is rendered. Marketing and promotions revenue is based on standard rates depending on the nature of the services provided (digital advertising, billboards, exhibitions, etc). Payment for marketing and promotions revenue is agreed for each specific event, and may include payment of a deposit with the balance due within 30 days of the event's completion. Casual parking revenue is charged at a flat rate per parking space based on the duration of usage. Payment from customers is due immediately after parking usage.

All revenue is recognised net of value added tax.

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D1 Revenue and minimum lease payments (continued)

D1.2 Revenue

	Reference	June 2026			June 2025					COMPANY	
		SA	EE	GROUP	SA	EE	CONTINUING OPERATIONS	SSA DISCONTINUED	GROUP	2026	2025
Rental revenue		2 036 274	985 644	3 021 918	1 947 459	950 073	**2 897 532**	46 891	**2 944 423**	2 036 274	1 947 459
Turnover rent		78 311	192 289	270 600	78 495	184 879	**263 374**	-	**263 374**	78 311	78 495
Operating cost recoveries		154 067	298 778	452 845	156 251	280 861	**437 112**	4 043	**441 155**	154 067	156 251
Marketing and promotions revenue		41 700	39 310	81 010	42 577	35 160	**77 737**	-	**77 737**	41 700	42 577
Rental and other lease revenue		**2 310 352**	**1 516 021**	**3 826 373**	**2 224 782**	**1 450 973**	**3 675 755**	**50 934**	**3 726 689**	**2 310 352**	**2 224 782**
Straight-line rental revenue accrual	E1.9	50 561	(9 272)	41 289	17 849	(16 362)	**1 487**	-	**1 487**	50 561	17 849
Lease revenue		**2 360 913**	**1 506 749**	**3 867 662**	**2 242 631**	**1 434 611**	**3 677 242**	**50 934**	**3 728 176**	**2 360 913**	**2 242 631**
Municipal recoveries		887 526	139 054	1 026 580	792 554	149 474	**942 028**	5 891	**947 919**	887 526	792 554
Other recoveries		36 639	4 892	41 531	36 386	8 008	**44 394**	119	**44 513**	35 789	35 772
Recoveries revenue		**924 165**	**143 946**	**1 068 111**	**828 940**	**157 482**	**986 422**	**6 010**	**992 432**	**923 315**	**828 326**
Casual parking revenue		104 434	18 284	122 718	98 956	17 796	**116 752**	287	**117 039**	104 434	98 956
Marketing and promotions revenue		53 172	-	53 172	41 442	-	**41 442**	739	**42 181**	53 172	41 442
Non-lease revenue		**1 081 771**	**162 230**	**1 244 001**	**969 338**	**175 278**	**1 144 616**	**7 036**	**1 151 652**	**1 080 921**	**968 724**
Total Revenue		**3 442 684**	**1 668 979**	**5 111 663**	**3 211 969**	**1 609 889**	**4 821 858**	**57 970**	**4 879 828**	**3 441 834**	**3 211 355**

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D1 Revenue and minimum lease payments (continued)

D1.3 Minimum lease payments receivable

Minimum lease payments receivable comprise contractual rental revenue and contractual operating costs recoverable from tenants in terms of lease agreements.
The minimum lease payments receivable from tenants are classified into the following time periods:

	GROUP		COMPANY	
	2026	**2025**	**2026**	**2025**
Year 1	2 905 891	2 850 829	1 922 711	1 790 131
Year 2	2 265 235	2 269 490	1 475 431	1 402 783
Year 3	1 708 788	1 608 509	1 076 078	962 395
Year 4	1 154 591	1 121 307	707 368	632 331
Year 5	582 394	657 706	350 492	356 512
Long-term (greater than five years)	1 341 437	1 545 397	1 153 985	1 270 848
Total minimum lease payments receivable	**9 958 337**	**10 053 238**	**6 686 065**	**6 415 000**

Minimum lease payments are disclosed on an undiscounted basis.

D2 Dividend income

Dividend income is recognised at fair value when the Group's / Company's right to receive the dividend has been established.

Dividends received from European subsidiaries	-	-	387 130	295 916
Total	**-**	**-**	**387 130**	**295 916**

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D3 Expenses

D3.1 Property expenses

	Reference	GROUP 2026	GROUP 2025[1]	COMPANY 2026	COMPANY 2025
Utilities		**1 194 030**	**1 072 918**	**961 603**	**826 918**
Back up power		10 590	7 848	10 590	7 848
Power		606 829	575 966	431 996	384 355
Rates, taxes and levies		467 265	382 129	439 809	354 999
Refuse		47 330	42 561	23 681	22 394
Water and waste		55 645	59 207	49 156	52 115
Other utility expenses		6 371	5 207	6 371	5 207
Contractual services		**293 131**	**280 404**	**174 473**	**166 153**
Cleaning		111 862	106 446	59 929	56 615
Infrastructure maintenance		11 276	12 014	8 515	8 567
Landscaping		7 148	6 684	6 635	6 121
Parking management		23 986	22 562	21 876	20 681
Security		105 530	100 533	75 175	71 827
Other contractual services		33 329	32 165	2 343	2 342
Salaries and staff-related expenses		**150 515**	**157 663**	**116 545**	**122 865**
Bonuses		17 174	20 536	12 046	16 246
Recruitment costs and training		1 827	2 373	1 788	2 297
Salaries		127 543	130 605	99 194	100 915
Other staff costs		3 971	4 149	3 517	3 407
Depreciation and amortisation		**176 049**	**153 829**	**111 677**	**91 050**
Depreciation	E2.3	175 970	153 729	111 677	91 050
Amortisation		79	100	-	-
Maintenance		**116 768**	**102 502**	**67 004**	**62 550**
Air-conditioning		25 245	24 355	20 807	19 238
Other maintenance		91 523	78 147	46 197	43 312
Management and other costs		**232 347**	**210 798**	**121 009**	**105 947**
Financial statement audit fees	D3.3	4 653	4 369	2 320	2 203
Audit fees – internal		2 193	1 893	1 286	694
Computer expenses and licences		11 372	11 837	10 290	10 871
Insurance		24 929	21 783	16 904	15 095
Legal fees		6 068	6 826	2 774	3 996
Marketing		104 907	93 023	59 700	50 531
Professional fees		11 029	12 607	7 774	8 757
Property management costs		38 567	30 975	6 259	-
Reinstatement of premises		3 687	4 783	3 667	3 738
Other property costs		24 942	22 702	10 035	10 062
Property expenses		**2 162 840**	**1 978 114**	**1 552 311**	**1 375 483**

[1] Change in presentation - the prior year information is presented excluding discontinued operations - the amounts for discontinued operations are disclosed in Note E9.3 - *Summarised SOCI.*

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D3 Expenses (continued)

D3.2 Other operating expenses

	Reference	GROUP 2026	GROUP 2025[1]	COMPANY 2026	COMPANY 2025
Salaries and staff-related expenses		**133 595**	**124 243**	**97 467**	**96 074**
Bonuses		23 880	21 121	19 901	21 077
Recruitment costs and training		3 340	2 572	3 340	2 572
Salaries		78 451	76 343	58 747	56 581
Share-based payment expense	L2.6	27 092	23 073	14 718	15 224
Other staff costs		832	1 134	761	620
Depreciation	E2.3	**1 486**	**1 597**	**1 486**	**1 597**
Management and other costs		**57 335**	**49 595**	**42 578**	**40 507**
Financial statement audit fees	D3.3	3 712	3 967	3 423	3 725
Audit fees - internal		698	253	698	253
Computer expenses and licences		3 991	2 531	3 950	2 489
Corporate social investment		4 007	3 077	4 599	3 755
Insurance		3 868	5 090	3 868	5 090
Investor relations and related costs		2 757	3 688	2 757	3 688
Legal fees		210	1 351	210	1 351
Marketing[2]		1 233	920	1 233	920
Non-executive directors' (fees)	L1.1	7 652	6 510	7 652	6 510
Professional fees		11 353	8 142	4 783	5 509
Ratings and regulatory fees		2 470	3 669	2 470	3 669
Subscriptions[2]		1 182	898	1 182	898
Travel[2]		2 795	3 219	1 965	2 291
Other administrative costs[2]		11 407	6 280	3 788	359
Other operating expenses		**192 416**	**175 435**	**141 531**	**138 178**

[1] Change in presentation - the prior year information is presented excluding discontinued operations - the amounts for discontinued operations are disclosed in Note E9.3 - *Summarised SOCI.*

[2] Change in presentation - Other administrative costs has been disaggregated to show Travel, Marketing and Subscriptions separately. Comparatives have been similarly adjusted.

D3.3 Audit fees

Included in property - and other operating expenses in notes D3.1 and D3.2 are amounts paid to the external auditors of the Group (KPMG and their global affiliates) and the external auditors of subsidiaries (other than KPMG) for services rendered as follows:

	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Group auditors *(KPMG and their global affiliates)*	**7 863**	**7 935**	**5 835**	**6 013**
Financial statement audit fees	7 771	7 850	5 743	5 928
Professional fees *(other approved services)*	92	85	92	85
Other auditors	**594**	**621**	**-**	**-**
Financial statement audit fees	594	487	-	-
Audit fees - discontinued operations	-	134	-	-
Total	**8 457**	**8 556**	**5 835**	**6 013**

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D4 Expenses (continued)

D3.4 Operating expense commitments

Group companies have entered into various service contracts for the cleaning, upkeep and general maintenance of their investment properties.
The minimum payments under these service contracts are classified as follows:

	GROUP		COMPANY	
	2026	**2025[1]**	**2026**	**2025**
Short-term (up to one year)	81 288	76 322	18 172	17 770

Minimum payments are disclosed on an undiscounted basis. Contracts which can be terminated on one month's notice have been included for one month only.

D4 Net foreign exchange (losses)/gains

Foreign exchange gains		7 986	2 699	-	437
Foreign exchange losses		(8 087)	(3 773)	(2 545)	(5)
Net foreign exchange (losses)/gains	SOCI	**(101)**	**(1 074)**	**(2 545)**	**432**
Realised net foreign exchange (losses)/gains		(2 562)	-	(2 542)	437
Unrealised net foreign exchange gains/(losses)		2 461	(1 074)	(3)	(5)
Net foreign exchange (losses)/gains	SOCI	**(101)**	**(1 074)**	**(2 545)**	**432**

D5 Interest

D5.1 Interest accounting policy

Interest income and interest expense are calculated using the effective interest rate method.
Interest income is recognised in profit and loss in accordance with IFRS 9: *Financial instruments*.
Interest expense comprises interest and other costs incurred in connection with borrowings and loans payable and is recognised in accordance with IAS 23: *Borrowing costs*.

D5.2 Profile

Interest income		**62 691**	**34 519**	**61 999**	**35 436**
Bank balances and money market funds		58 918	24 079	56 252	20 891
Loans receivable - Related parties		-	-	3 757	6 471
Loans receivable - Other		3 773	10 440	1 990	8 074
Interest expense		**(954 882)**	**(1 094 730)**	**(714 979)**	**(793 826)**
Borrowings		(959 159)	(1 100 218)	(720 252)	(799 935)
Capitalised interest	E1.3	5 273	6 109	5 273	6 109
Non-controlling shareholder loans		(996)	(621)	-	-
Net interest	SOCI	**(892 191)**	**(1 060 211)**	**(652 980)**	**(758 390)**

[1] Change in presentation - the prior year information is presented excluding discontinued operations - the prior year amounts for discontinued operations are disclosed in Note E9.3 - *Summarised SOCI.*

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D6 Taxation

Group companies are subject to tax in accordance with the laws of their jurisdictions of incorporation/tax residence.
Hyprop is a REIT in terms of the South African Income Tax Act (the Income Tax Act) and the JSE Listings Requirements. In terms of section 25BB of the Income Tax Act, a qualifying distribution declared to Hyprop shareholders is deductible against Hyprop's taxable income. As a consequence of this deduction, Hyprop's South African taxable income and normal income taxation is usually reduced to nil.

D6.1 Income tax rates used

The standard rates of income tax in the jurisdictions in which the Group operates are:

	Income Tax rates	
Percentages	**2026**	**2025**
South Africa	27	27
Croatia	18	18
Bulgaria	10	10
North Macedonia	10	10
Netherlands	25.8	25.8
United Kingdom	25	25

D6.2 Taxation expense

		GROUP		COMPANY	
	Reference	**2026**	**2025**	**2026**	**2025**
Normal taxation		**106 647**	**93 633**	**-**	**-**
Current year		106 647	93 633	-	-
Deferred taxation	I1.4	**121 942**	**98 775**	**(10 425)**	**3 135**
Current year		121 942	99 959	(10 425)	3 135
Prior years		-	(1 184)	-	-
Total taxation expense	SOCI	**228 589**	**192 408**	**(10 425)**	**3 135**

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D6 Taxation (continued)

D6.3 Reconciliation of taxation expense

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Profit before tax		**3 866 952**	**2 319 475**	**2 869 821**	**1 245 959**
continuing operations	SOCI	3 866 952	2 351 295	2 869 821	1 245 959
discontinued operations	E9.3	-	(31 820)	-	-
Notional taxation at standard income tax rate in each jurisdiction		896 873	469 183	774 852	336 409
Adjusted for:		**(668 284)**	**(276 775)**	**(785 277)**	**(333 274)**
REIT qualifying distribution		(358 221)	(305 362)	(358 221)	(305 362)
Permanent differences	D6.4	(394 367)	1 799	(418 541)	(27 912)
Deferred taxation - prior year		-	(1 184)	-	-
Deferred tax assets not recognised	D6.5	20 279	27 218	-	-
Reversal of deferred tax on disposal of assets		(8 515)	-	(8 515)	-
Taxation on foreign dividends		72 902	59 191	-	-
FCTR reclassified upon disposal of foreign operation		-	(57 975)	-	-
Currency translation differences		(362)	(462)	-	-
Total taxation expense		**228 589**	**192 408**	**(10 425)**	**3 135**
Effective tax rate		5.9%	8.3%	(0.4%)	0.3%

Notes to the consolidated and separate financial statements continued

D Profit or loss (continued)

D6 Taxation (continued)

D6.4 Permanent differences

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Changes in fair value:					
Investment property		(367 609)	(81 309)	(367 609)	(128 474)
Derivatives		(24 469)	24 484	(17 815)	16 005
Other investments and loans receivable		15 400	44 349	-	-
Foreign exchange gains		4 762	2 117	4 762	1 699
Derecognition of financial guarantees		-	(1 894)	(468)	(2 076)
Straight-line rental revenue accrual		(13 577)	(4 486)	(13 651)	(4 819)
Profit/(loss) on disposal of subsidiary		-	12	-	(93)
Non-taxable foreign dividend income		-	-	(31 624)	(20 707)
Changes in ECLs - loans receivable		(1 831)	535	(2 771)	(590)
Changes in ECLs - financial guarantees		-	-	(5)	29
Impairment of investment in subsidiary		-	-	15 203	109 205
Impairment of assets held-for-sale		-	19 930	-	-
Reversal of impairment of other investments		(1 989)	-	(1 989)	-
Other		(5 054)	(1 939)	(2 574)	1 909
Total	D6.3	**(394 367)**	**1 799**	**(418 541)**	**(27 912)**

D6.5 Deferred tax assets not recognised

Due to uncertainty that taxable profit will be available in future against which current deductible temporary differences may be utilised.

Assessed losses not recognised - EE		18 284	24 895	-	-
Assessed losses not recognised - SA		1 995	2 323	-	-
Total	D6.3	**20 279**	**27 218**	**-**	**-**

D6.6 Uncertain tax matter

Hystead Limited, in which the Group holds a 78.29% interest, has received a claim from the Montenegrin Tax Authority for €12.8m in respect of alleged tax due on the sale of Hystead's shares in Delta City Podgorica in 2022. Based on advice from Hystead's attorneys the claim is being contested and is without merit (both in law/principle and amount) as Hystead has already paid the correctly calculated tax to HM Revenue & Customs in the UK. Due to the uncertainty of the matter no provision has been raised.

Notes to the consolidated and separate financial statements continued

E Property investments and related items

E1 Investment property

E1.1 Investment property accounting policy

Investment properties are properties held to earn rental revenue and/or for capital appreciation.
Income from investment property is recognised as revenue as set out in note D1 - *Revenue and minimum lease payments.*

Investment property is initially recognised at cost. Cost includes initial transaction costs, costs incurred subsequently to extend or refurbish investment property and the cost of any development rights.

Investment property is subsequently measured at fair value.

Gains or losses arising from changes in fair value, after deducting the straight-line rental revenue accrual, are included in net profit or loss (in the line Changes in fair value: Investment property) for the period in which they arise. These gains or losses are transferred to non-distributable reserves in the statement of changes in equity.

The gain or loss arising on the disposal/derecognition of investment properties is calculated as the difference between the net disposal proceeds and the carrying amount of the investment property. Realised gains or losses are recognised in profit or loss for the year and transferred to/from non-distributable reserves in the statement of changes in equity.

E1.2 Net carrying value

E1.2.1 Continuing operations

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Historical cost		23 930 037	25 498 088	13 677 465	14 114 790
Accumulated changes in fair value		14 257 851	11 840 386	12 455 949	10 494 336
Total	SFP	**38 187 888**	**37 338 474**	**26 133 414**	**24 609 126**

E1.2.2 Assets held-for-sale

Historical cost		-	228 819	-	228 819
Accumulated changes in fair value		-	478 673	-	478 673
Total	E9.4	**-**	**707 492**	**-**	**707 492**
Total investment property		**38 187 888**	**38 045 966**	**26 133 414**	**25 316 618**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E1 Investment property (continued)

E1.3 Reconciliations

GROUP	Reference	June 2026 CONTINUING OPERATIONS	June 2026 HELD-FOR SALE	June 2026 TOTAL	June 2025 CONTINUING OPERATIONS	June 2025 HELD-FOR SALE & DISCONTINUED OPERATIONS	June 2025 TOTAL
Investment property at the beginning of the year		37 338 474	707 492	38 045 966	35 915 989	1 529 367	37 445 356
Capital expenditure	SCF	244 478	-	244 478	262 746	10 711	273 457
Capitalised interest	D5.2	5 273	-	5 273	6 109	-	6 109
Assets disposed	E5.2/E7.3	(765 740)	-	(765 740)	(92)	(1 290 512)	(1 290 604)
Currency translation difference		(1 308 464)	-	(1 308 464)	784 326	(92 349)	691 977
Net change in fair value[1]	SOCI/E9.3	1 966 375	-	1 966 375	1 076 888	(157 217)	919 671
Change in fair value		2 007 664	-	2 007 664	1 078 375	(157 217)	921 158
Straight-line rental revenue accrual	D1.2/E1.9	(41 289)	-	(41 289)	(1 487)	-	(1 487)
Reclassification from/to Assets held-for-sale		707 492	(707 492)	-	(707 492)	707 492	-
Total		**38 187 888**	**-**	**38 187 888**	**37 338 474**	**707 492**	**38 045 966**

COMPANY	Reference	June 2026 CONTINUING OPERATIONS	June 2026 HELD-FOR SALE	June 2026 TOTAL	June 2025 CONTINUING OPERATIONS	June 2025 HELD-FOR SALE	June 2025 TOTAL
Investment property at the beginning of the year		24 609 126	707 492	25 316 618	24 595 097	-	24 595 097
Capital expenditure	SCF	215 747	-	215 747	239 584	-	239 584
Capitalised interest	D5.2	5 273	-	5 273	6 109	-	6 109
Assets disposed	E5.2	(765 740)	-	(765 740)	-	-	-
Net change in fair value[1]	SOCI	1 361 516	-	1 361 516	475 828	-	475 828
Change in fair value		1 412 077	-	1 412 077	493 677	-	493 677
Straight-line rental revenue accrual	D1.2/E1.9	(50 561)	-	(50 561)	(17 849)	-	(17 849)
Reclassification from/to Assets held-for-sale		707 492	(707 492)	-	(707 492)	707 492	-
Total		**26 133 414**	**-**	**26 133 414**	**24 609 126**	**707 492**	**25 316 618**

[1] The net change in fair value in the current and prior years is unrealised and is recorded in the Statement of profit or loss on the line "Changes in fair value: Investment property".

Notes to the consolidated and separate financial statements **continued**

E Property investments and related items (continued)

E1 Investment property (continued)

E1.4 Investment property valuation

Valuations

The Group's policy is to obtain independent valuations of the investment properties every six months and report investment properties at fair value.

Properties held-for-sale are measured at fair value in terms of IAS 40: *Investment property* (see note E9.2 - *Summary of disposal group- held-for-sale*).

Investment property fair value measurements are categorised as level 3 measurements (see note M2.1 - *Fair value hierarchy* for the definition of level 3).

The valuation methods applied by the independent valuers are the same as those applied in the prior year.

Methodology

Details of the valuation methodologies used to value investment property, as well as the significant unobservable inputs used, are set out in the table below:

Valuation Methodology	Unobservable inputs	Inter-relationship between unobservable inputs and fair value measurement
Discounted cash flow: The valuation models calculate the present value of the future net cash flows expected to be generated by each investment property. The cash flow projections include specific estimates for five years for SA and ten years for EE. The expected net cash flows are discounted using a risk-adjusted discount rate as well as a risk-adjusted capitalisation rate.	• Estimated future cashflows • Vacancy rate • Discount rate • Exit capitalisation rate • Average market rental growth rate	The estimated fair value increases if: • Estimated rentals increase • Vacancy levels decline • Discount rates (market yields) decline • Exit capitalisation rates decline, or • Average market rental growth rates increase (and vice versa).

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E1 Investment property (continued)

E1.4 Investment property valuation (continued)

Valuers

Valuations of the South African investment properties were performed by valuers registered in terms of section 19 of the Property Valuers Professional Act 47 of 2000. Valuations of the non-South African properties were performed by valuers who are members of the Royal Institute of Chartered Surveyors (RICS), as detailed below:

Company	Lead valuer(s)	Qualification
Viking Valuation	Trevor King	BSc Hons (Building Science), Dip Surveying, Professional Valuer (SACPVP), MRICS
De Leeuw Group	Pieter Venter	BA, NDip (Property Valuations), Professional Valuer (SACPVP), MRICS, MIVSA
	Gemma Moore	BSc (Honours) Property Studies, Professional Valuer (SACPVP), MRICS, MIVSA
	Kate Kilian	BSc (Honours) Property Studies; Professional Valuer (SACPVP)
Broll Valuation and Advisory Services	Shawn Crous	NDip Real Estate (Property Valuation), Chartered Valuation Surveyor (MRICS), RICS Registered Valuer, Professional Valuer, MIV(SA)
	Tasneem Van Schalk	PGDip (Property Management & Development), BCom (Finance & Economics), Professional Associated Valuer
CBRE	Nebojša Nešovanović	BSc (Engineering), MSc (Transport and Traffic Engineering), MRICS
Cushman and Wakefield and associates *CBS International*	Nenad Suzić	BSc (Finance, Banking and Insurance), MSc (Property Investment and Finance), MRICS
	Andrea Karlović Popovic	BSc (Project Management), Business Advisor Certificate
Forton mka	Vlatko Bogoevski	BSc (Bank Management), MBA (General Management), MRICS

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E1 Investment property (continued)

E1.5 Reconciliation to independent valuation - Continuing operations

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Net carrying value of investment property[1]	E1.3	38 187 888	37 338 474	26 133 414	24 609 126
Straight-line rental revenue accrual	E1.9	397 591	354 328	326 315	275 581
Property, plant and equipment	E2.2	1 347 407	1 204 956	942 624	720 126
Fair value relating to owner occupied building		15 480	14 116	15 480	14 116
Centre management assets		(5 916)	(6 519)	(5 916)	(6 519)
Independent valuation[1]		**39 942 450**	**38 905 355**	**27 411 917**	**25 612 430**

[1] Excludes property held-for-sale, refer to note E9 - *Assets and liabilities held-for-sale and discontinued operations.*

Refer to note C - *Segmental analysis*, for a breakdown of investment property, revenue and expenses by segment.
Refer to note O5 - *Properties* for a list of the consolidated properties.

E1.6 Valuation assumptions

The property valuations, including the discount and capitalisation rates used in the property valuations, are dependent on a number of factors such as location, accessibility, layout and tenant mix, visitor communication, tenant performance, current rentals and potential for improvement in passing rent in the future, lease covenants and unexpired lease period, operating cost recovery ratio and the risks inherent in the property.

These factors are assessed for each individual property based on its specific circumstances by the independent property valuers.

The key assumptions used by the valuers in determining the fair values of the investment properties are in the following ranges:

SA

Percentages	GROUP and COMPANY 2026	GROUP and COMPANY 2025
Exit cap rates	6.8 to 10.0	7.0 to 10.0
Weighted average exit cap rate	7.8	7.8
Discount rates	11.5 to 14.0	11.8 to 14.0
Weighted average discount rate	12.2	12.3
Retail vacancy levels	0.0 to 4.0	0.0 to 4.0
Average market rental growth rate	5.2	4.9

The valuers have considered the specific circumstances of the individual properties, the historic and projected financial performance, changes in the factors noted above and key performance metrics of the properties in performing their valuations.

The independent valuation of the portfolio (100% of all properties, including assets held-for-sale) increased by 7.9% from June 2025. The increase is attributed to the continued improvement in key trading metrics, positive rent reversions and stable rental escalation rates, as well as the benefits of solar projects completed and others which are in process, and the expansion of Somerset Mall.

The weighted average discount rate and exit capitalisation rate for the portfolio are in line with 2025. Following the rotation of certain properties between valuers, the new valuers adjusted the discount and cap rates as follows - Somerset Mall discount rate reduced by 0.25% and the exit cap rate increased by 0.5%, CapeGate discount rate increased by 0.75% and for Hyde Park Corner the exit cap rate was increased by 0.25%. The discount rate used for Table Bay Mall's valuation was reduced by 0.25% given the centre's progress in improving its tenant mix and reducing vacancies. The discount and cap rates for Canal Walk were reduced by 0.25% following an increase in the cap rate in 2025.

The overall yield on the portfolio was unchanged from 2025 at 7.6%.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E1 Investment property (continued)

E1.6 Valuation assumptions (continued)

EE

	GROUP	
Percentages	**2026**	**2025**
Exit cap rates	7.8	7.8
Weighted average exit cap rate	7.8	7.8
Discount rates	9.5 to 11.3	9.5 to 11.5
Weighted average discount rate	9.9	10.0
Retail vacancy levels	0.0 to 2.0	0.0 to 1.5
Average market rental growth rate	1.9 to 2.8	1.5 to 2.8

The independent valuation of the portfolio increased by 5.1% in Euros from June 2025, underpinned by growth in net operating income and the steady improvement in key trading metrics. Exit cap rates and discount rates were unchanged from 2025 with a negligible change in the weighted average discount rate due to changes in the weighting of the different properties.

The valuation of Skopje City Mall was negatively impacted by the approved capital expenditure required for the new Inditex expansion, which was deducted in the valuation, but is expected to recover post the project's completion. This decrease was compensated for by improvements in the valuations of the two Croatian centres due to improving key trading metrics, particularly for City Center one East.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E1 Investment property (continued)

E1.7 Valuation sensitivity

The valuations of the investment properties are sensitive to changes in the unobservable inputs used in the valuations. Changes to one unobservable input, while holding the other inputs constant, would have the following effects on the change in fair value of investment property in the statement of profit or loss.

		GROUP and COMPANY	
SA	**% change both years**	**2026**	**2025**
Increase in exit cap rates	0.25	(667 299)	(578 895)
Decrease in exit cap rates	0.25	711 936	617 802
Increase in discount rates	0.25	(296 224)	(250 933)
Decrease in discount rates	0.25	300 021	254 149
Increase in retail vacancy levels	0.25	(71 143)	(61 430)
Decrease in retail vacancy levels	0.25	71 051	63 683
Increase in average market rental growth rates	0.25	236 053	197 841
Decrease in average market rental growth rates	0.25	(232 541)	(194 871)

	% change		GROUP	
EE	**2026**	**2025**	**2026**	**2025**
Increase in exit cap rates	0.25	0.25	(222 637)	(227 943)
Decrease in exit cap rates	0.25	0.25	238 869	247 772
Increase in discount rates	0.25	0.25	(159 295)	(171 044)
Decrease in discount rates	0.25	0.25	167 837	176 189
Increase in retail vacancy levels	0.25	0.25	(20 774)	(30 409)
Decrease in retail vacancy levels	0.25	0.25	33 859	28 452
Increase in average market rental growth rates	0.25	1.0	61 330	285 556
Decrease in average market rental growth rates	0.25	1.0	(59 124)	(271 876)

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E1 Investment property (continued)

E1.8 Mortgaged properties

First mortgage bonds have been registered over certain South African and European investment properties as security for secured interest-bearing borrowings and for guarantees provided by Hyprop for certain of the interest bearing borrowings in the EE portfolio.

In the case of Standard Bank, Rand Merchant Bank and Nedbank, South African properties are mortgaged to secure a pool of borrowings. For further disclosure on the Group's borrowing covenants see note H4.1 - *External restrictions.*

	GROUP		COMPANY	
	2026	**2025**	**2026**	**2025**
Fair value of investment property	**39 942 450**	**39 710 355**	**27 411 917**	**26 417 489**
Less Fair value of investment property mortgaged as security[1]	(31 919 910)	(31 720 211)	(19 389 377)	(18 427 345)
Fair value of unencumbered investment property	**8 022 540**	**7 990 144**	**8 022 540**	**7 990 144**

[1] **2026**
The fair value of investment property mortgaged as security comprises Canal Walk (80%), The Glen (75.16%), CapeGate, Hyde Park Corner, Woodlands Boulevard (50%), Clearwater Mall (40%), Rosebank Mall, Skopje City Mall, The Mall, Sofia, City Center one East, City Center one West.

Subsequent to 30 June 2026, the mortgage bond over 40% of Clearwater Mall was released by the lender and the fair value of the unencumbered investment property increased to R9.4bn.

2025
The fair value of investment property mortgaged as security comprises Canal Walk (80%), The Glen (75.16%), CapeGate, Hyde Park Corner, Woodlands Boulevard, Clearwater Mall (40%), Rosebank Mall, Skopje City Mall, The Mall, Sofia, City Center one East, City Center one West.

E1.9 Straight-line rental revenue accrual

	Reference				
Balance at the beginning of the year		354 328	353 002	275 581	270 365
Currency translation difference		(8 106)	5 743	-	-
Tenant cash incentives	SCF	9 907	6 729	-	-
Increase in straight-line rental revenue accrual	D1.2/E1.3	41 289	1 487	50 561	17 849
Asset disposed	E5.2	(12 460)	-	(12 460)	-
Reallocated from/(to) assets held-for-sale and discontinued operations	E9.4	12 633	(12 633)	12 633	(12 633)
Balance at the end of the year		**397 591**	**354 328**	**326 315**	**275 581**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E2 Property, plant and equipment

E2.1 PPE accounting policy

Property, plant and equipment is carried at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided on all property, plant and equipment to write down the cost to the estimated residual value, in equal monthly instalments over the estimated useful lives of the assets, at the following rates in the current and prior years:

Building appurtenances:	3 to 20 years
Tenant installations:	period of the lease
Owner occupied building:	20 years

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if necessary. There were no adjustments to the above rates in the current and prior years.

E2.2 Net carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Cost					
Building appurtenances		2 102 391	1 927 114	1 212 796	959 631
Tenant installations		650 658	589 908	329 106	239 884
Owner occupied building		17 845	17 845	17 845	17 845
Total cost		**2 770 894**	**2 534 867**	**1 559 747**	**1 217 360**
Accumulated depreciation					
Building appurtenances		(972 002)	(896 819)	(437 841)	(352 107)
Tenant installations		(445 392)	(427 891)	(173 189)	(139 926)
Owner occupied building		(6 093)	(5 201)	(6 093)	(5 201)
Total accumulated depreciation		**(1 423 487)**	**(1 329 911)**	**(617 123)**	**(497 234)**
Net carrying value					
Building appurtenances	E2.3	1 130 389	1 030 295	774 955	607 524
Tenant installations	E2.3	205 266	162 017	155 917	99 958
Owner occupied building	E2.3	11 752	12 644	11 752	12 644
Total net carrying value		**1 347 407**	**1 204 956**	**942 624**	**720 126**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E2 Property, plant and equipment (continued)

E2.3 Movement reconciliation - net carrying value

GROUP	Reference	Building appurtenances	Tenant installations	Owner occupied building	Total
Balance at 30 June 2024		**868 739**	**177 197**	**13 536**	**1 059 472**
Capital expenditure[1]	SCF	266 219	41 057	-	**307 276**
Currency translation difference		25 087	3 664	-	**28 751**
Assets written off		(42)	-	-	**(42)**
Reclassified as held-for-sale and discontinued operations[1]		(17 155)	(17 998)	-	**(35 153)**
Disposals		(22)	-	-	**(22)**
Depreciation[1]	D3.1/D3.2	(112 531)	(41 903)	(892)	**(155 326)**
Balance at 30 June 2025		**1 030 295**	**162 017**	**12 644**	**1 204 956**
Capital expenditure	SCF	291 772	81 989	-	**373 761**
Currency translation difference		(40 824)	(5 623)	-	**(46 447)**
Assets written off		(93)	-	-	**(93)**
Reclassified from held-for-sale	E9.4	17 944	17 998	-	**35 942**
Disposals	E5.2	(38 173)	(5 083)	-	**(43 256)**
Depreciation	D3.1/D3.2	(130 532)	(46 032)	(892)	**(177 456)**
Balance at 30 June 2026		**1 130 389**	**205 266**	**11 752**	**1 347 407**

[1] Change in presentation - the prior year information is presented excluding discontinued operations - the amounts for discontinued operations were reallocated to the line "Reclassified as held-for-sale and discontinued operations".

COMPANY					
Balance at 30 June 2024		**456 095**	**112 649**	**13 536**	**582 280**
Capital expenditure	SCF	233 459	32 976	-	**266 435**
Reclassified as held-for-sale	E9.4	(17 944)	(17 998)	-	**(35 942)**
Depreciation	D3.1/D3.2	(64 086)	(27 669)	(892)	**(92 647)**
Balance at 30 June 2025		**607 524**	**99 958**	**12 644**	**720 126**
Capital expenditure	SCF	268 613	74 362	-	**342 975**
Disposals	E5.2	(38 173)	(5 083)	-	**(43 256)**
Reclassified from held-for-sale	E9.4	17 944	17 998	-	**35 942**
Depreciation	D3.1/D3.2	(80 953)	(31 318)	(892)	**(113 163)**
Balance at 30 June 2026		**774 955**	**155 917**	**11 752**	**942 624**

Notes to the consolidated and separate financial statements **continued**

E Property investments and related items (continued)

E3 Capital commitments

Details of approved capital expenditure for the year ended 30 June 2027 (2025: 30 June 2026) are set out below.

	GROUP		COMPANY	
	2026	**2025**	**2026**	**2025**
Approved and committed	575 259	274 678	519 017	257 304
Approved but not yet committed	725 325	741 496	461 474	588 509
Total capital commitments	**1 300 584**	**1 016 174**	**980 491**	**845 813**

Capital commitments do not include the co-owners' portions of capital expenditure for Canal Walk, The Glen and Woodlands Boulevard.

The capital expenditure will be financed from available cash resources, cash generated by operations, banking facilities and debt capital market funding.

E4 Investments in subsidiaries

See note A2.1 - *Material accounting policies* for further details on the Company's policy choice regarding investments in subsidiaries.

See note A1.3 - *Basis of consolidation* for further details on the Group's policy regarding the consolidation of subsidiaries.

E4.1 Profile

Details of the Company's subsidiaries are set out in note O3 - *Subsidiaries*.

At 30 June 2026 the Group has two (2025: two) subsidiaries (Hystead and Natalmahogany) with externally held non-controlling interests neither of which are considered significant based on their relative net asset values, and therefore, no summarised financial information is presented for them.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E4 Investments in subsidiaries (continued)

E4.2 Carrying value - Shares at cost less accumulated impairments

	Reference	COMPANY 2026	COMPANY 2025
SA			
Hyprop Employee Incentive Scheme		*	*
Hyprop Foundation		*	*
Natalmahogany		25 000	25 000
less Cumulative impairments		(25 000)	(25 000)
EE			
Hyprop Europe		2 892 886	2 892 297
Hyprop UK		430 209	430 209
SSA			
African Land		758 264	758 264
Hyprop Mauritius		4 367 308	4 367 308
less Cumulative impairments		(4 060 779)	(4 004 470)
Total carrying value		**4 387 888**	**4 443 608**

* Amounts less than R1 000.

E4.3 Movement reconciliation

	Reference	COMPANY 2026	COMPANY 2025
Net carrying value at the beginning of the year		4 443 608	4 753 455
Financial guarantees recognised - Hyprop Europe	H3.5	589	271
Subscription for shares in Hyprop Mauritius	SCF	-	94 344
Impairment - Hyprop Mauritius	SOCI	(56 309)	(404 462)
Net carrying value at the end of the year		**4 387 888**	**4 443 608**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E5 Investments in joint arrangements and associates

E5.1 Joint arrangements and associates accounting policy

See note A2.1 - *Material accounting policies* for further details on the Group's policy choices regarding joint arrangements (Joint operations and Joint ventures).
See note A2.2 - *Estimates, assumptions and judgements* for details on the classification of the co-owned assets Canal Walk, The Glen and Woodlands Boulevard as joint operations.

Financial results for the joint operations, Canal Walk, The Glen and Woodlands Boulevard (with effect from 31 March 2026), are proportionately consolidated in the Company and Group's financial statements.

E5.2 Joint operations

Sale of Woodlands Boulevard
On 31 March 2026, the Company sold a 50% undivided share in Woodlands Boulevard to 3 independent property investors (each of which hold a 16.67% undivided share in Woodlands Boulevard). Hyprop retained a 50% undivided share in the property and accounts for this interest as a joint operation.

		GROUP and COMPANY
Details of assets sold	**Reference**	**2026**
Investment property	E1.3	765 740
Property, plant and equipment	E2.3	43 256
Straight-line rental revenue accrual	E1.9	12 460
Bank balances and cash		3 146
Working capital		11 498
Total assets sold		**836 100**
Settled as follows:		
Sales proceeds received		824 619
Cash disposed with property		(3 146)
Net proceeds received	SCF	**821 473**
Amounts outstanding at year end		14 627
Total proceeds		**836 100**
Net profit/loss on disposal		**-**

In terms of the sale agreements for the disposal of the 50% undivided share in Woodlands Boulevard, the Company has provided the purchasers with a rental guarantee, indemnifying the purchasers against unbudgeted negative rent reversions and unbudgeted vacancies for two years from the sale date ("Rental Guarantee Period"). Any rent collected which exceeds the budgeted rent during the Rental Guarantee Period will be for the Company's benefit. Hyprop's liability in respect of the rental guarantee is capped at a maximum of R10.0m in respect of the first 12-month period and a maximum of R10.6m in respect of the second 12-month period after the sale date.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)
E5 Investments in joint arrangements and associates (continued)
E5.2 Joint operations (continued)

E5.2.1 Summary of audited financial information - Joint operations

A summary of the Group's proportionate share of the joint operations Canal Walk, The Glen and Woodlands Boulevard, extracted from the audited financial information of the joint operations, is set out below.

	WOODLANDS BOULEVARD	CANAL WALK		THE GLEN	
% interest held by Hyprop	**50%**	**80%**	**80%**	**75.16%**	**75.16%**
	2026	**2026**	**2025**	**2026**	**2025**
Revenue	35 813	868 179	802 641	253 510	250 253
Changes in ECLs - trade receivables	(279)	595	1 372	827	(1 535)
Property expenses	(18 918)	(347 473)	(318 593)	(129 706)	(125 416)
Depreciation	(1 465)	(23 172)	(18 960)	(8 790)	(9 209)
Other property expenses	(17 453)	(324 301)	(299 633)	(120 916)	(116 207)
Net property income	**16 616**	**521 301**	**485 420**	**124 631**	**123 302**

E5.3 Joint ventures and associates

Coventurist was part of the Group's non-tangible asset strategy and is the developer of the Nika digital gift card system. The cost of the shares in Coventurist was less than R1 000 and was sold during the 2026 year.

E6 Other investments

E6.1 Other investments - Accounting policy

Equity investments are recognised initially and measured subsequently at fair value with any change in fair value recognised in profit or loss.

E6.2 Carrying values

		GROUP		COMPANY	
	Reference	**2026**	**2025**	**2026**	**2025**
Lango	E6.3	229 383	401 110	-	-
REdimension	SCF	5 606	-	5 606	-
Total		**234 989**	**401 110**	**5 606**	**-**

Lango
Lango is a UK based property fund that invests directly in prime commercial real estate in key gateway cities across the African continent. Pursuant to the sale of the SSA properties in September 2024 (see note E7- *Changes in shareholding*),the Group received 11 006 400 Lango shares (equivalent to 12.93% of the total number of Lango shares in issue) in settlement of the sales price. During the current year, 3 668 800 of the shares in Lango were disposed at their book value.

REdimension
In April 2026 the Group invested R5.6m (of a total commitment of R10m) into REdimension Real Estate Technology and Sustainability Fund I (REdimension), a venture capital fund that invests in early and growth stage technology companies driving innovation and sustainability across the built environment.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E6 Other investments (continued)

E6.3 Fair value movement reconciliation

	Reference	GROUP 2026	GROUP 2025
Opening balance / Total sales price at fair value		401 110	565 366
Disposal of Lango shares	F1.6	(133 703)	-
Change in fair value recognised in profit or loss[1]		(38 024)	(164 256)
Balance at the end of the year		**229 383**	**401 110**

[1] Change in fair value is reported in the SOCI on the line "Changes in fair value: Other investments and loans receivable".

E6.4 Valuation methodology

See note A2.2 - *Estimates, assumptions and judgements* for key judgements and estimates applied in valuing the Lango shares.

The fair value of the Lango shares has been calculated based on the Lango net asset value (calculated in terms of IFRS® Accounting standards with investment properties carried at independent valuations), and applying a 30% (2025: 30%) discount to the net asset value as a result of the Group's minority interest in Lango and reduced marketability of the Lango shares.

Valuation assumptions – Unobservable inputs	Inter-relationship between unobservable inputs and fair value measurement	% applied
Marketability and minority discounts	If the marketability and minority discounts increases the fair value decreases (and vice versa).	30% (2025: 30%)

E6.5 Valuation sensitivity

The valuation of the Lango shares is sensitive to changes in the unobservable inputs above. Changes to one unobservable input, while holding the other inputs constant would have the following effects on the change in fair value of the Lango shares in the statement of profit or loss.

	Change in input (both years)	GROUP 2026	GROUP 2025
Increase in marketability and minority discount	5%	(16 384)	(28 651)
Reduction in marketability and minority discount	5%	16 384	28 651

Notes to the consolidated and separate financial statements continued

E Property investments and related items

E7 Changes in shareholding

E7.1 Accounting policy - Loss of control

A loss of control typically arises when the parent entity sells or otherwise transfers its controlling interest, either through a single transaction or a series of transactions. This event constitutes a significant economic occurrence, necessitating cessation of consolidation of the subsidiary and recognition of any resultant gain or loss.

Upon the loss of control over a subsidiary, the Group:

- derecognises the subsidiary's assets (including goodwill), liabilities, and any non-controlling interests;
- recognises, at fair value, the consideration received and any retained interest in the former subsidiary. The difference between the net assets derecognised and the consideration received is recognised in profit or loss as a gain or loss on disposal;
- reclassifies amounts previously recognised in OCI that pertain to the subsidiary to profit or loss or transfers these directly to retained earnings, in accordance with the relevant International Financial Reporting Standards.

If a change in ownership does not result in a loss of control, the carrying amounts of both the controlling and non-controlling interests are adjusted to reflect the revised ownership proportions. Any difference between the adjustment to the non-controlling interest and the fair value of the consideration received or paid is recognised directly in equity.

E7.2 Disposal of interests in Sub-Saharan Africa (Discontinued operation) - 2025

The sale of Hyprop Ikeja and Gruppo Investments Nigeria (owner of Ikeja City Mall) (both subsidiaries of the Group), and AttAfrica (a joint venture which held the Group's interests in Accra Mall, Kumasi City Mall and West Hills Mall in Ghana) (collectively the SSA properties) to Lango Real Estate (Lango) was implemented on/about 23 September 2024.

The initial sales price of $31.9m (R545.8m) was settled in Lango shares – 80% of which were received on the implementation date with the balance received in May 2025 following completion of certain transitionary obligations by Hyprop and Attacq Limited (Attacq).

On 31 December 2024 the Group became entitled to an additional $1m (R19.5m) (based on the fair value of the Lango shares at 31 December 2024) from Lango as a result of an adjustment to the sales price contemplated in the sale agreement. The additional amount was settled in Lango shares in May 2025.

Subsequent to the disposal of the SSA properties to Lango, the Group disposed of its interest in West Africa Asset Management (WAAM) to Lango for a cash consideration of R 343k and at a loss of R 43k.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E7 Changes in shareholding (continued)

E7.3 Summary of assets and liabilities disposed

The disclosures below relate to the prior year (2025).

GROUP	Reference	Hyprop Ikeja and Gruppo Subsidiaries	AttAfrica and WAAM JV and Subsidiary	Total
Assets				
Investment property	E1.3	1 290 512	-	1 290 512
Straight-line rental revenue accrual		5 183	-	5 183
Property, plant and equipment		11 793	-	11 793
Investment in joint venture	E9.5	-	257 949	257 949
Cash and cash equivalents	E7.4/E9.7	11 415	412	11 827
Other current assets		63 615	118	63 733
Liabilities				
Bank borrowings		(936 701)	-	(936 701)
Other borrowings		(500 031)	-	(500 031)
Other current liabilities		(39 468)	-	(39 468)
Fair value of net assets disposed		**(93 682)**	**258 479**	**164 797**
Attributable to non-controlling interests	SCE	401 099	(144)	400 955
Fair value of net assets disposed attributable to the Group		**307 417**	**258 335**	**565 752**
Consideration received/receivable - Lango shares		(307 417)	(257 949)	(565 366)
Consideration received - cash	E7.4	-	(343)	(343)
Loss of disposal of discontinued operation / subsidiary		**-**	**43**	**43**

E7.4 Cash flow on disposal of discontinued operation and subsidiary

Cash disposed with subsidiary		**(11 827)**
Hyprop Ikeja and Gruppo	E7.3/E9.7	(11 415)
WAAM	E7.3	(412)
Amounts paid on disposal of discontinued operation		**(76 425)**
Amount paid into escrow		(66 244)
Costs to sell		(10 181)
Proceeds on disposal of WAAM	SCF/E7.3	343
Cash flow on disposal of discontinued operation and subsidiary	SCF	**(87 909)**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E8 Impairments

E8.1 Impairments accounting policy

The Group's non-financial assets, mainly comprising shares in subsidiaries, are assessed for impairment indicators, as well as changes in impairment indicators at each reporting date or whenever events or changes in circumstances indicate that the carrying value may not be recoverable or a previous impairment should be reversed in accordance with IAS 36: *Impairment of Assets.*

The assets being assessed for impairment mainly comprise shares in subsidiaries which are property or investment holding companies. The recoverable amount of the shares is assessed based on the net asset value of the subsidiaries and the underlying investments or properties.

E8.2 Summary of events/circumstances leading to impairment

Subsidiary - Hyprop Mauritius

The carrying value of the shares in Hyprop Mauritius was assessed for impairment based on the net asset value of Hyprop Mauritius, which was calculated having regard to the net asset value of Hyprop Mauritius' investment in Lango (see note E6 - *Other investments*) and loan receivable. The carrying values of the investment in Lango and loan receivable have been adjusted to their fair values as set out in note E6.3 - *Fair value movement reconciliation* and note F1.6 - *Movement reconciliation - Loan receivable - FVTPL*, with a consequential impairment of the carrying value of the shares in Hyprop Mauritius.

E8.3 Cash generating units

CGU	Segment	CGU composition
Natalmahogany	SA	The CGU includes Natalmahogany which operates NTER. Based on the net asset value of Natalmahogany, it is not considered material to the Group.
Hyprop Europe	EE	The CGU comprises the Hyprop Europe Group which is wholly-owned by Hyprop and holds the Group's Eastern European investment properties.
Hyprop Mauritius	SSA	The SSA portfolio comprises unlisted shares in Lango, held through Hyprop Mauritius, a wholly-owned subsidiary.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E8 Impairments (continued)

E8.4 Remeasurement of assets

E8.4.1 Impairment

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Investment in subsidiary - Hyprop Mauritius	SOCI/E4.3	-	-	56 309	404 462
Total		**-**	**-**	**56 309**	**404 462**

E8.5 Assumptions used for impairment calculations

Impairments and reversals of impairments were calculated using the assumptions below.

	Subsidiaries	
	2026	2025
CGU	**Hyprop Mauritius**	**Hyprop Mauritius**
Recoverable amount calculation methodology (FVLCTS (NAV based) / Value in use)	FVLCTS	FVLCTS
Recoverable amount (higher of: FVLCTS (NAV based) / Value in use)	306 529	362 838
Level of assessment (Individual asset or CGU)	CGU	CGU
Cost of investment/asset	4 367 308	4 367 308
Cumulative impairment	(4 060 779)	(4 004 470)
NAV in ZAR	306 529	362 838
Fair value hierarchy	Level 3	Level 3

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E9 Assets and liabilities held-for-sale and discontinued operations

E9.1 Held-for-sale and discontinued operations accounting policy

Held for sale

Investment properties classified as held-for-sale are carried at fair value. Other assets held-for-sale or disposal groups are carried at their fair value less costs to sell.

Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cashflows of which can be distinguished from the rest of the Group and which:

- represents a separate major line of business or geographic area of operations;
- is part of a single co-ordinated plan to dispose of a separate major line of business or geographic area of operations; or
- is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held-for-sale.

E9.2 Summary of disposal group - held-for-sale

Held-for-sale

2025 and 2026

On 30 June 2025 Hyprop entered into a sale agreement (the HPC Sale Agreement) to dispose of a 50% undivided share in Hyde Park Corner for an initial sales consideration of R805m (the "HPC Transaction").

As a result 50% of Hyde Park Corner was classified as an asset held-for-sale at 30 June 2025. The carrying value of the 50% of Hyde Park Corner held-for-sale was adjusted to the initial sales consideration less costs to sell.

In January 2026 the HPC Transaction was terminated due to the non-fulfilment of certain of the conditions precedent by the Purchaser and the asset is no longer classified as held-for-sale.

Discontinued operations

2025

At 30 June 2024 Hyprop Ikeja and Gruppo Investments Nigeria (owner of Ikeja City Mall) (both subsidiaries of the Group), and AttAfrica (a joint venture which held the Group's interests in Accra Mall, Kumasi City Mall and West Hills Mall in Ghana) (collectively the SSA properties) were classified as a discontinued operation. The sale of the SSA properties to Lango Real Estate (Lango) was implemented on/about 23 September 2024.

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E9 Assets and liabilities held-for-sale and discontinued operations (continued)

E9.3 Summarised SOCI

		GROUP
Discontinued operations	**Reference**	**2025**
Revenue		**57 970**
Lease revenue		50 934
Non-lease revenue		7 036
Changes in ECLs - trade receivables		(3 913)
Property expenses		(12 584)
Net property income		**41 473**
Other operating income		1 673
Other operating expenses		(3 697)
Net foreign exchange losses		(8 255)
Operating income		**31 194**
Net interest		(25 188)
Interest income		3
Interest expense		(25 191)
Net income before value adjustments		**6 006**
Change in fair value - Investment property	E1.3	(157 217)
Loss on disposal of subsidiary		(43)
Reclassified FCTR upon disposal of a foreign operation	SCE	193 249
Impairment of assets held-for-sale and discontinued operations	E9.8	(73 815)
Loss before taxation		**(31 820)**
Taxation		-
Loss for the year (after taxation) - discontinued operations	SOCI	**(31 820)**
Profit/(loss) for the year attributable to:		
Shareholders of the Company	SCE	5 932
Non-controlling interests	SCE	(37 752)
Loss for the year		**(31 820)**
Other comprehensive income/(loss)		
Items that may be reclassified subsequently to profit or loss		
Exchange differences on translation of foreign operations attributable to:	SOCI	**2 137**
Shareholders of the Company	SCE	(25 883)
Non-controlling interests	SCE	28 020
Total comprehensive loss for the year		**(29 683)**
Total comprehensive loss for the year attributable to:		
Shareholders of the Company		(19 951)
Non-controlling interests		(9 732)
Total comprehensive loss for the year	SOCI	**(29 683)**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E9 Assets and liabilities held-for-sale and discontinued operations (continued)

E9.4 Summarised SFP

		GROUP		COMPANY	
		2026	2025	2026	2025
	Reference	Held-for-sale	Held-for-sale	Held-for-sale	Held-for-sale
Non-current assets		**-**	**756 067**	**-**	**756 067**
Investment property	E1.2.2/E1.3	-	707 492	-	707 492
Straight-line rental revenue accrual	E1.9	-	12 633	-	12 633
Other non-current assets	E2.3	-	35 942	-	35 942
Current assets		**-**	**8 598**	**-**	**8 598**
Cash and cash equivalents		-	1 421	-	1 421
Other current assets		-	7 177	-	7 177
Total assets: held-for-sale and discontinued operations	SFP/E9.5	**-**	**764 665**	**-**	**764 665**
Current liabilities		**-**	**(22 061)**	**-**	**(22 061)**
Total liabilities: held-for-sale and discontinued operations	SFP/E9.6	**-**	**(22 061)**	**-**	**(22 061)**
Net assets: held-for-sale and discontinued operations		**-**	**742 604**	**-**	**742 604**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E9 Assets and liabilities held-for-sale and discontinued operations (continued)

E9.5 Movement for the year – assets

		GROUP		COMPANY	
		2026	2025	2026	2025
	Reference	Held-for-sale	Held-for-sale and discontinued operations	Held-for-sale	Held-for-sale
Balance at the beginning of the year		764 665	1 981 268	764 665	-
Impairment of Investment in joint venture - AttAfrica	E9.8	-	(105 711)	-	-
Change in fair value of investment property - Gruppo	E1.3	-	(157 217)	-	-
Increase in other assets		-	21 767	-	-
Currency translation difference		-	(99 640)	-	-
Disposal of investment in joint venture	E7.3	-	(257 949)	-	-
Disposal of Hyprop Ikeja and Gruppo		-	(1 382 518)	-	-
Total discontinued operations		764 665	-	764 665	-
Reclassification of 50% of Hyde Park Corner		(764 665)	764 665	(764 665)	764 665
Balance at the end of the year	SFP	**-**	**764 665**	**-**	**764 665**

E9.6 Movement for the year – liabilities

Balance at the beginning of the year		(22 061)	(1 593 714)	(22 061)	-
Decrease in liabilities		-	21 246	-	-
Currency translation difference		-	96 268	-	-
Disposal of Hyprop Ikeja and Gruppo		-	1 476 200	-	-
Total discontinued operations		(22 061)	-	(22 061)	-
Reclassification of 50% of Hyde Park Corner	E9.4	22 061	(22 061)	22 061	(22 061)
Balance at the end of the year	SFP	**-**	**(22 061)**	**-**	**(22 061)**

Notes to the consolidated and separate financial statements continued

E Property investments and related items (continued)

E9 Assets and liabilities held-for-sale and discontinued operations (continued)

E9.7 Summarised statement of cashflows

		GROUP		COMPANY	
		2026	2025	2026	2025
	Reference	Held-for-sale	Held-for-sale and discontinued operations	Held-for-sale	Held-for-sale
Net cash flows from operating activities		-	19 235	-	-
Net cash flows from investing activities		-	(10 727)	-	-
Net cash flows from financing activities	H1.4.2	-	(15 811)	-	-
Net decrease in cash and cash equivalents		**-**	**(7 303)**	**-**	**-**
Exchange losses on cash and cash equivalents		-	(1 980)	-	-
Cash and cash equivalents disposed with discontinued operation	SCF/E7.3	-	(11 415)	-	-
(Decrease) / increase in cash classified as held-for-sale and discontinued operations		**-**	**(20 698)**	**-**	**-**
Cash and cash equivalents reallocated (from)/to held-for-sale	SCF	(1 421)	1 421	(1 421)	1 421
(Decrease) / increase in cash classified as held-for-sale and discontinued operations		**(1 421)**	**(19 277)**	**(1 421)**	**-**
Cash and cash equivalents at the beginning of the year		1 421	20 698	1 421	-
Cash and cash equivalents at the end of the year		**-**	**1 421**	**-**	**1 421**

E9.8 Impairment of assets held-for-sale and discontinued operations

Impairment of shares in AttAfrica	E9.5	-	(105 711)	-	-
Reversal of excess provisions (ECL's and other)		-	31 896	-	-
Total	E9.3	**-**	**(73 815)**	**-**	**-**

Notes to the consolidated and separate financial statements continued

F Other assets

F1 Loans receivable

F1.1 Loans receivable accounting policy

Loans receivable whose contractual cashflows are solely payments of principal and interest are carried at amortised cost, less any accumulated expected credit losses. Loans receivable that have contractual cash flows that are not solely payments of principal and interest are carried at fair value through profit or loss (FVTPL). See note M1 - *Financial instruments* for further accounting policy information.

Interest earned on loans receivable is recognised on an accrual basis using the effective interest rate method, other than Loans to Group companies which are credit impaired (stage 3 loans) where interest is only accrued on the net balance (i.e. the outstanding balance less credit impairments). For further detail on the calculation of ECLs see note N5.3 - *Loans receivable.*

F1.2 Net carrying value

		GROUP		COMPANY	
	Reference	**2026**	**2025**	**2026**	**2025**
External parties		58 972	149 823	13 624	78 368
Related parties		-	-	36 139	25 693
Net loans receivable - amortised cost		**58 972**	**149 823**	**49 763**	**104 061**
Loans receivable - FVTPL	F1.6	114 691	-	-	-
Total loans receivable		**173 663**	**149 823**	**49 763**	**104 061**

F1.3 Maturity profile

Non-current	**36 965**	**123 187**	**46 523**	**98 341**
External parties	36 965	123 187	10 384	72 648
Related parties	-	-	36 139	25 693
Current	**136 698**	**26 636**	**3 240**	**5 720**
External	136 698	26 636	3 240	5 720
Total loans receivable	**173 663**	**149 823**	**49 763**	**104 061**

Notes to the consolidated and separate financial statements continued

F Other assets (continued)

F1 Loans receivable (continued)

F1.4 Movement reconciliations - Gross loans receivable at amortised cost

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Balance at the beginning of the year		156 607	167 882	142 749	148 652
Cash advances	SCF	-	7 748	28 084	10 275
Non-cash advances		-	-	-	143
Cash repayments	SCF	(90 494)	(25 015)	(71 352)	(5 870)
Non-cash repayments/amounts capitalised		-	(1 768)	(24 214)	(13 485)
Interest income accrued		3 773	8 074	5 747	14 546
Interest income received		(4 608)	(6 212)	(2 825)	(11 512)
Currency translation difference - unrealised		(6 306)	5 898	-	-
Balance at the end of the year		**58 972**	**156 607**	**78 189**	**142 749**

F1.5 Movement reconciliations - Expected credit losses

Balance at the beginning of the year		(6 784)	(6 571)	(38 688)	(40 872)
Changes in ECLs recognised in profit or loss	SOCI	6 784	(1 983)	10 262	2 184
ECLs raised during the year		(908)	(1 983)	(2 088)	(5 519)
ECLs reversed during the year		7 692	-	12 350	7 703
Amounts written off/utilised		-	1 770	-	-
Balance at the end of the year		**-**	**(6 784)**	**(28 426)**	**(38 688)**
Net loans receivable - amortised cost		**58 972**	**149 823**	**49 763**	**104 061**

F1.6 Movement reconciliation - Loan receivable - FVTPL

Fair value at initial recognition	E6.3	133 703	-	-	-
Change in fair value recognised in profit or loss[1]		(19 012)	-	-	-
Balance at the end of the year		**114 691**	**-**	**-**	**-**

[1] Change in fair value is reported in the SOCI on the line "Changes in fair value: Other investments and loans receivable".

Notes to the consolidated and separate financial statements continued

F Other assets (continued)

F1 Loans receivable (continued)

F1.7 Loan details[1]

	Security	Maturity date	Base currency	Nominal interest (%)	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Hyprop Employee Incentive Scheme	Unsecured	12 months notice	ZAR	variable	**-**	**-**	**36 139**	**25 693**
Non-current					-	-	52 556	46 769
Cumulative ECLs					-	-	(16 417)	(21 076)
The loan bears interest at variable rates agreed from time to time and has no fixed repayment terms. The loan is repaid at each vesting date primarily through the transfer of Hyprop shares held by Hyprop Employee Incentive Scheme to Hyprop for delivery to employees under the CUP or LTIP. Hyprop has subordinated a portion of the loan in favour of the other creditors of Hyprop Employee Incentive Scheme and has agreed not to call for repayment of the loan for at least 12 months.								
Balkans Real Estate	Secured	November 2028	EUR	3%	**45 348**	**71 455**	**-**	**-**
Non-current					26 581	50 540	-	-
Current					18 767	20 915	-	-
The loan comprises the outstanding balance of the sales price payable by Balkans Real Estate BV for the shares in Delta City 67 d.o.o, disposed in November 2021. The loan is repayable in regular/ variable instalments and is secured by a corporate guarantee from the parent company of Balkans Real Estate BV.								
Atterbury Mile	Secured	June 2027	ZAR	Prime +1.5%	**-**	**62 124**	**-**	**62 124**
Non-current					-	59 424	-	59 424
Current					-	2 700	-	2 700
The loan comprises the outstanding balance of the sales price payable by Atterbury Mile for its one third undivided share in Atterbury Value Mart disposed in July 2021. The loan was repayable over six years, and was secured by guarantees from Atterbury Mile's shareholders and a second mortgage bond over Atterbury Mile's undivided share in Atterbury Value Mart. The loan was settled in full on 21 August 2025.								
Podium Partners Purpose Trust	Secured	January 2027	ZAR	9%	**114 691**	**-**	**-**	**-**
Current					114 691	-	-	-
The loan arose pursuant to the disposal of a portion of the Lango shares (see note E6.3 - *Fair value movement reconciliation*).The loan is designated as a loan receivable at fair value through profit or loss as it does not meet the solely payments of principal and interest test under IFRS 9, and is initially and subsequently recognised at FVTPL. The fair value of the loan receivable has been calculated on the same basis as the fair value of the Lango shares held by the Group (see note E6 - *Other Investments*).								
Other loans receivable	Unsecured	various	ZAR	various	13 624	16 244	13 624	16 244
Total loans receivable					**173 663**	**149 823**	**49 763**	**104 061**

[1] The loan terms detailed above apply to the 2026 and 2025 financial years unless otherwise specified.

Notes to the consolidated and separate financial statements continued

F Other assets (continued)

F2 Trade and other receivables

F2.1 Trade and other receivables accounting policy

Trade receivables are amounts payable by tenants and customers for services rendered in the ordinary course of business, are recognised in accordance with IFRS 9: *Financial Instruments* and IFRS 15: *Revenue from contracts with customers*, and measured initially at their transaction price as defined in IFRS 15 and subsequently at amortised cost in accordance with IFRS 9.

F2.2 Net carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Trade receivables	F2.3	181 722	148 908	130 826	88 592
Other receivables - financial instruments	F2.4	63	164	387 130	295 916
Other receivables - non-financial instruments	F2.5	78 891	67 646	46 373	37 433
Total trade and other receivables		**260 676**	**216 718**	**564 329**	**421 941**

F2.3 Trade receivables

Gross trade receivables		**216 893**	**184 609**	**161 384**	**118 533**
Rent and deposits receivable		124 283	120 365	68 774	54 289
Recoveries		92 610	64 244	92 610	64 244
Cumulative ECLs	N5.4.5	(35 171)	(35 701)	(30 558)	(29 941)
Total trade receivables		**181 722**	**148 908**	**130 826**	**88 592**

F2.4 Other receivables - financial instruments

Dividends		-	-	387 130	295 916
Other receivables		63	164	-	-
Total other receivables - financial instruments		**63**	**164**	**387 130**	**295 916**

F2.5 Other receivables - non-financial instruments

Prepayments - operating expenses		34 097	33 014	4 526	6 479
Municipal deposits		1 970	584	1 905	504
Other receivables		42 824	34 048	39 942	30 450
Total other receivables - non-financial instruments		**78 891**	**67 646**	**46 373**	**37 433**

Notes to the consolidated and separate financial statements continued

F Other assets (continued)

F3 Cash and cash equivalents

F3.1 Cash and cash equivalents accounting policy

Cash and cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value. Cash and cash equivalents are measured at amortised cost. Interest earned on cash invested at financial institutions and in money market unit trusts is recognised on an accrual basis using the effective interest rate method.

When bank accounts are overdrawn they remain classified as cash as they are regarded as balances that often fluctuate between being positive and overdrawn (as contemplated by IAS 7.8).

F3.2 Profile

Cash and cash equivalents comprise bank balances, cash on hand, and units held in money market unit trust funds.

Units held in money market unit trust funds are considered equivalent to cash because they are highly liquid (available on 24 hours notice) and have a fixed unit price (R1).

At 30 June 2026 and 2025, there were no overdrawn bank accounts and no bank borrowings were classified as cash.

The Group's cash and cash equivalents are held to meet the Group's short term commitments.

F3.3 Net carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Cash held in call accounts[1]		18 810	34 372	18 810	34 372
Bank balances and cash		788 768	704 685	262 676	210 211
Units held in money market funds		868 858	411 958	868 858	411 958
Cash and cash equivalents	SCF	**1 676 436**	**1 151 015**	**1 150 344**	**656 541**

[1] Cash held in call accounts as security for bank guarantees issued in favour of municipalities.

F3.4 Escrow bank account

As a condition precedent to the AttAfrica disposal (see note E7.2 - *Disposal of interests in Sub-Saharan Africa (Discontinued operation - 2025)* and in line with the requirements of existing agreements with other shareholders in the AttAfrica Group, Hyprop Mauritius deposited $4.0m in an escrow account for indemnities given to Lango. A provision of R72m was raised for this obligation at 30 June 2024 and settled in September 2024.

The amount held in escrow is not under the Group's control and is not reflected on the Group statement of financial position, however, any portion of the escrow amount not used (which is currently indeterminable with any degree of certainty) will be refunded to Hyprop Mauritius at the end of September 2027.

Notes to the consolidated and separate financial statements continued

G Equity and reserves

G1 Share capital and treasury shares

G1.1 Stated capital and treasury shares accounting policy

Stated capital

Ordinary shares are classified as equity. External costs directly attributable to the issue of new shares are shown as a deduction from equity.

Holders of the ordinary shares are entitled to dividends as declared from time to time and are entitled to one vote per share at general meetings of the Company.

Treasury shares

Company shares held by the Company or a subsidiary are classified as treasury shares. These shares are carried at cost and deducted from equity.

Any subsequent gain or loss on the sale or cancellation of the Company's own equity instruments is recognised directly in retained income.

Distributions and unrealised gains/losses on treasury shares are eliminated from Group profit or loss for the year.

G1.2 Stated capital - Carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Ordinary shares		**12 667 218**	**12 271 178**	**12 667 218**	**12 271 178**
Balance at the beginning of the year		12 271 178	11 470 476	12 271 178	11 470 476
Issued during the year	SCF	396 040	800 702	396 040	800 702
Treasury shares		**(31 898)**	**(26 526)**	**-**	**-**
Balance at the beginning of the year		(26 526)	(38 870)	-	-
Purchased during the year[2]	SCF	(27 971)	-	-	-
Net transfer to escrow (Restricted shares)[1]		2 109	2 925	-	-
Sold/vested during the year		20 490	9 419	-	-
Balance at the end of the year		**12 635 320**	**12 244 652**	**12 667 218**	**12 271 178**

[2] Hyprop Employee Incentive Scheme purchased 500 000 shares on the open market during the year at an average price of R55.90 per share. The shares were not cancelled and the Authorised number of shares was not affected.

G1.3 Stated capital - Number of shares

Authorised				
750 000 000 (2025: 500 000 000) no par value ordinary shares				
Issued and fully paid up shares				
Ordinary shares	**406 758 538**	**399 419 089**	**406 758 538**	**399 419 089**
Number of shares at the beginning of the year	399 419 089	380 399 133	399 419 089	380 399 133
Issued during the year	7 339 449	19 019 956	7 339 449	19 019 956
Treasury shares	**(583 203)**	**(580 664)**	**-**	**-**
Number of shares at the beginning of the year	(580 664)	(896 964)	-	-
Purchased during the year	(500 000)	-	-	-
Net transfer to escrow (Restricted shares)[1]	48 895	76 027	-	-
Sold/vested during the year	448 566	240 273	-	-
Number of shares at the end of the year	**406 175 335**	**398 838 425**	**406 758 538**	**399 419 089**

[1] Restricted shares comprise the LTIP deferred awards outlined in note L2 - Long-term incentives. The shares which are subject to LTIP restrictions are held in escrow until they are released to the relevant employee.

Notes to the consolidated and separate financial statements continued

H Funding and related items

H1 Borrowings

H1.1 Borrowings accounting policy

Interest-bearing borrowings are initially measured at fair value, net of transaction costs and are subsequently measured at amortised cost using the effective interest rate method in accordance with IFRS 9: *Financial instruments.*

Further information on the impact of changes to interest rate benchmarks on the Group is provided in note N3.1.1 - *Interest rate benchmark reforms.*

H1.2 Carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Bank loans	H1.5	**8 540 626**	**9 272 202**	**3 238 292**	**2 985 872**
Secured		8 540 626	9 272 202	3 238 292	2 985 872
Debt capital market funding	H1.6	**4 720 494**	**5 380 428**	**4 720 494**	**5 380 428**
Secured		1 198 985	1 697 315	1 198 985	1 697 315
Unsecured		3 521 509	3 683 113	3 521 509	3 683 113
Non-controlling shareholder / Group company loans	H1.7	**11 569**	**6 890**	**763 444**	**761 125**
Unsecured		11 569	6 890	763 444	761 125
Total borrowings		**13 272 689**	**14 659 520**	**8 722 230**	**9 127 425**
Total secured		9 739 611	10 969 517	4 437 277	4 683 187
Total unsecured		3 533 078	3 690 003	4 284 953	4 444 238
Total borrowings		**13 272 689**	**14 659 520**	**8 722 230**	**9 127 425**

H1.3 Maturity profile

Non-current	SFP	**11 752 528**	**12 902 132**	**7 622 690**	**7 636 051**
Bank loans		7 631 788	9 013 078	2 738 506	2 985 872
DCM funding		4 120 740	3 889 054	4 120 740	3 889 054
Group company loans		-	-	763 444	761 125
Current	SFP	**1 520 161**	**1 757 388**	**1 099 540**	**1 491 374**
Bank loans		908 838	259 124	499 786	-
DCM funding		599 754	1 491 374	599 754	1 491 374
Non-controlling shareholder / Group company loans		11 569	6 890	-	-
Total borrowings		**13 272 689**	**14 659 520**	**8 722 230**	**9 127 425**

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H1 Borrowings (continued)

H1.4 Movement reconciliations

H1.4.1 Borrowings

		GROUP		COMPANY	
Continuing operations	**Reference**	**2026**	**2025**	**2026**	**2025**
Balance at the beginning of the year		14 659 520	14 216 776	9 127 425	8 596 569
Currency translation difference		(645 658)	420 018	-	-
New borrowings raised - cash	SCF	1 609 430	1 403 379	832 319	1 267 500
New borrowings raised - non-cash		1 601 544	1 368 412	250 000	682 500
Net movement in raising fees		5 981	(97)	4 486	(1 144)
Repayments - cash	SCF	(2 357 580)	(1 381 348)	(1 242 000)	(735 500)
Repayments - non-cash		(1 600 548)	(1 368 412)	(250 000)	(682 500)
Interest accrued		-	792	-	-
Balance at the end of the year		**13 272 689**	**14 659 520**	**8 722 230**	**9 127 425**

H1.4.2 Liabilities held-for-sale

Balance at the beginning of the year		-	1 545 817	-	-
Currency translation difference		-	(93 375)	-	-
Repayments - cash	E9.7	-	(15 811)	-	-
Net interest accrued/(paid)		-	101	-	-
Sale of non-current asset held-for-sale		-	(1 436 732)	-	-
Balance at the end of the year		**-**	**-**	**-**	**-**
Total borrowings		**13 272 689**	**14 659 520**	**8 722 230**	**9 127 425**

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H1 Borrowings (continued)

H1.5 Bank loans

	Facility	Maturity date	Term	Nominal interest %	Interest rate % 2026	Interest rate % 2025	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
The Standard Bank of South Africa Ltd	R500m	Sep-27	3.8 years	3m Jibar + 1.55	8.53	8.88	499 560	499 400	499 560	499 400
The Standard Bank of South Africa Ltd	R425m	Mar-28	4.3 years	3m Jibar + 1.60	8.58	8.93	424 595	424 368	424 595	424 368
The Standard Bank of South Africa Ltd	R869m	Feb-29	4 years	3m Jibar + 1.46	8.44	8.90	867 331	866 039	867 331	866 039
The Standard Bank of South Africa Ltd	R67.5m	Nov-27	3 years	3m Jibar + 1.44	8.42	8.77	67 433	67 308	67 433	67 308
The Standard Bank of South Africa Ltd	R132.5m	Nov-27	3 years	3m Jibar + 1.41	8.39	8.74	132 368	132 115	132 368	132 115
The Standard Bank of South Africa Ltd[6]	€35m	Sep-27	1.5 years	6m Euribor + 1.40	4.08	-	654 245	-	-	-
The Standard Bank of South Africa Ltd[1,6]	€20m	Mar-28	2 years	3m Euribor + 1.35	3.47	-	168 234	-	-	-
Nedbank Ltd	R500m	Jun-27	3.5 years	3m Jibar + 1.48	8.47	8.77	499 786	497 079	499 786	497 079
Nedbank Ltd[6]	€15m	Jan-27	1.5 years	6m Euribor + 1.57	4.17	3.62	280 391	312 484	-	-
Nedbank Ltd[1]	R600m	May-30	5 years	3m Jibar + 1.49	8.48	-	98 375	-	98 375	-
Absa Bank Limited[7]	R500m	Jul-29	3 years	3m Jibar + 1.12	8.11	8.84	499 229	499 563	499 229	499 563
Absa Bank Limited[1,7]	R250m	Jul-29	3 years	3m Jibar + 1.12	8.11	-	149 615	-	149 615	-
DSK Bank EAD[2]	€67.5m	Mar-33	7 years	3m Euribor + 1.90	4.19	-	1 258 280	-	-	-
OTP Bank PLC[2]	€4.8m	Mar-33	7 years	3m Euribor + 1.90	4.19	-	89 800	-	-	-
Erste Group Bank AG[3]	€71.5m	Jun-30	7 years	3m Euribor + 2.40	4.69	4.38	1 176 481	1 370 514	-	-
Raiffeisenlandesbank OOE,AUT AG[3]	€71.5m	Jun-30	7 years	3m Euribor + 2.40	4.69	4.38	1 176 481	1 370 514	-	-
Komercijalna Banka AD Skopje[4]	€26.7m	Jan-34	10 years	6m Euribor + 1.00	3.50	3.38	381 761	477 455	-	-
Komercijalna Banka AD Skopje[5]	€7m	Feb-30	5 years	6m Euribor + 0.90	3.40	3.28	116 661	141 868	-	-
Matured Bank loans							**-**	**2 613 495**	**-**	**-**
Rand Merchant Bank/FirstRand Group[6]	€50m	Jul-26	3 years	6m Euribor + 2.30	-	4.34	-	1 041 615	-	-
The Standard Bank of South Africa Ltd[1,6]	€10m	May-26	1.5 years	3m Euribor + 1.49	-	3.50	-	52 081	-	-
DSK Bank EAD[8]	€75m	Dec-26	7 years	3m Euribor + 2.00	-	3.98	-	1 418 825	-	-
OTP Bank PLC[8]	€9m	Dec-26	7 years	3m Euribor + 2.40	-	4.38	-	100 974	-	-
Total bank loans							**8 540 626**	**9 272 202**	**3 238 292**	**2 985 872**

[1] Revolving credit facility.
[2] The DSK/OTP facilities were refinanced in April 2026. Security for the loans includes a pledge over the shares in AP Retail I EOOD (the borrower).
[3] Repayable in quarterly instalments of €1 431 716 (2025: €1 431 716) in aggregate and a bullet payment on maturity. Security for the loans includes a pledge over the shares in Manta doo (the borrower).
[4] Repayable in equal monthly instalments of €48 906 (2025: €222 519) and a bullet payment on maturity. Security for the loans includes a pledge over the shares in SCM Retail dooel Skopje and equipment for a maximum amount of €27m.
[5] Repayable in equal monthly instalments of €47 458 and a bullet payment on maturity. Security for the loans includes a pledge over the shares in SCM Retail dooel Skopje and equipment for a maximum amount of €7m.
[6] Secured by a guarantee from Hyprop (see note H3 - *Financial guarantees*).
[7] Maturity date extended and margin reduced in the year.
[8] Repayable in quarterly instalments of €250 000 and a bullet payment on maturity.

All the Bank loans above are secured against investment property as set out in note E1.8 - *Mortgaged properties* (including a cession of rental income, trade receivables and insurance proceeds) and guarantees from Group Companies or pledges over the shares/assets in/of the borrower where indicated.
Interest on all loans is paid monthly, quarterly or semi-annually as applicable. Capital is repayable on the loan maturity date unless otherwise indicated above.

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H1 Borrowings (continued)

H1.6 DCM funding

All DCM funding is Rand denominated, listed and unsecured unless otherwise indicated.

					Interest rate %		GROUP		COMPANY	
	Capital	Maturity date	Term	Nominal interest %	2026	2025	2026	2025	2026	2025
HILB14	R200m	Oct-27	5 years	3m Jibar + 1.57	8.34	9.11	199 850	199 730	199 850	199 730
HILB16	R283m	Nov-27	5 years	3m Jibar + 1.69	8.47	9.18	282 962	282 934	282 962	282 934
HILB18	R760m	Apr-28	5 years	3m Jibar + 1.64	8.40	9.18	759 867	759 791	759 867	759 791
HILB19	R200m	Apr-27	3 years	3m Jibar + 1.20	7.97	8.74	199 918	199 818	199 918	199 818
HILB20	R300m	Apr-29	5 years	3m Jibar + 1.30	8.07	8.84	299 578	299 428	299 578	299 428
HILB21	R150m	Oct-28	3.5 years	3m Jibar + 1.20	7.97	8.74	149 962	149 946	149 962	149 946
HILB22	R300m	Apr-30	5 years	3m Jibar + 1.30	8.07	8.84	299 913	299 890	299 913	299 890
HILB23	R361m	Nov-28	3.5 years	3m Jibar + 1.17	7.98	8.61	360 885	360 825	360 885	360 825
HILB24	R389m	May-30	5 years	3m Jibar + 1.25	8.06	8.69	388 848	388 809	388 848	388 809
HILB25	R273m	Apr-29	3 years	3m Jibar + 0.94	7.70	-	272 873	-	272 873	-
HILB26	R307m	Apr-31	5 years	3m Jibar + 1.11	7.87	-	306 853	-	306 853	-
HIL06U (Unlisted & Secured)	R400m	Apr-27	3 years	3m Jibar + 1.45	8.23	8.99	399 836	399 639	399 836	399 639
HIL07U (Unlisted & Secured)	R550m	Sep-28	4 years	3m Jibar + 1.37	8.36	8.66	549 387	548 244	549 387	548 244
HIL08U (Unlisted & Secured)	R250m	Jul-28	2.2 years	Zaronia + 1.20	7.87	-	249 762	-	249 762	-
Matured DCM funding							**-**	**1 491 374**	**-**	**1 491 374**
HILB15	R502m	Nov-25	3 years	3m Jibar + 1.53	-	9.02	-	501 972	-	501 972
HILB17	R240m	Apr-26	3 years	3m Jibar + 1.43	-	8.97	-	239 970	-	239 970
HIL04U (Unlisted & Secured)	R250m	Jan-26	3 years	3m Jibar + 1.66	-	9.20	-	249 746	-	249 746
HIL05U (Unlisted & Secured)	R500m	May-26	2 years	3m Jibar + 1.41	-	8.74	-	499 686	-	499 686
Total DCM funding							**4 720 494**	**5 380 428**	**4 720 494**	**5 380 428**

The Secured bonds above are secured against investment property as set out in note E1.8 - *Mortgaged properties* (including a cession of rental income, trade receivables and insurance proceeds).
Interest on all bonds is paid monthly, quarterly or semi-annually as applicable. Capital is repayable on the bond maturity date.

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H1 Borrowings (continued)

H1.7 Non-controlling shareholder / Group company loans

Non-controlling shareholder / Group company loans are unsecured.

			Interest rate %		GROUP		COMPANY	
	Maturity date	Nominal interest %	2026	2025	2026	2025	2026	2025
African Land (Pty) Ltd	12 months notice	none	-	-	-	-	763 444	761 125
EmpiriQ Technologies (Pty) Ltd	on-demand	none	-	-	11 569	6 890	-	-
Total non-controlling shareholder / Group company loans					**11 569**	**6 890**	**763 444**	**761 125**
Total borrowings					**13 272 689**	**14 659 520**	**8 722 230**	**6 141 553**

H1.8 Undrawn facilities

Revolving credit facilities and available general banking facilities					2 055 620	2 464 565	1 850 000	2 100 000
Term facilities					-	3 955	-	-
Total undrawn facilities					**2 055 620**	**2 468 520**	**1 850 000**	**2 100 000**

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H2 Derivatives

H2.1 Derivatives accounting policy

Derivatives are initially measured at fair value and are subsequently remeasured at fair value. Any directly attributable transaction costs are recognised in profit or loss as incurred.

Derivative instruments comprise interest rate swaps, caps and collars to hedge interest rate exposure on borrowings and foreign exchange contracts to hedge foreign currency exposure on dividends from Eastern European subsidiaries. All hedges are economic hedges as the Group does not apply hedge accounting (as defined by IFRS 9: *Financial Instruments*).

Further disclosure on the designation of the interest rate swaps, caps and collars and foreign exchange contracts, and their risk mitigation role is provided in notes N3 - *Interest rate risk and sensitivity* and N4 - *Currency risk and sensitivity*.

Further information on the impact of changes to interest rate benchmarks on the Group, is provided in note N3.1.1 - *Interest rate benchmark reforms.*

For the fair value hierarchy see note M2.1 - *Fair value hierarchy*.

H2.2 Carrying value

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Assets / (Liabilities)					
Interest rate swaps/caps/collars	H2.5.1	40 502	(37 316)	27 399	(28 921)
Foreign exchange contracts	H2.5.2	20 592	(700)	20 592	(700)
Total derivatives		**61 094**	**(38 016)**	**47 991**	**(29 621)**

H2.3 Maturity profile

	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Non-current assets	27 049	19 190	23 703	5 232
Current assets	52 687	32 990	32 761	4 450
Non-current liabilities	(5 668)	(38 989)	(1 630)	(11 407)
Current liabilities	(12 974)	(51 207)	(6 843)	(27 896)
Total derivatives	**61 094**	**(38 016)**	**47 991**	**(29 621)**

H2.4 Movement reconciliation

		GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Balance at the beginning of the year		(38 016)	121 719	(29 621)	14 110
Currency translation difference		(141)	831	-	-
Derivatives purchased	SCF	17 136	15 548	11 631	15 548
Change in fair value recognised in profit or loss	SOCI	82 115	(163 646)	65 981	(59 279)
Disposed		-	(12 468)	-	-
Balance at the end of the year		**61 094**	**(38 016)**	**47 991**	**(29 621)**

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H2 Derivatives (continued)

H2.5 Individual instruments

H2.5.1 Interest rate swaps / caps / collars

Counterparty bank	Nominal amount	Expiry date	Fixed rate payable (%)	Variable rate receivable	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
ABSA	R300m[1]	Dec-29	6.48	3m Jibar	6 632	-	6 632	-
	R400m	Dec-26	cap at 7.85	3m Jibar	54	407	54	407
	R250m	Sep-27	cap at 7.91	3m Jibar	447	722	447	722
	R300m	Oct-26	cap at 7.75	3m Jibar	1	245	1	245
	R250m	Dec-27	collar (6.80 - 7.00)	3m Jibar	1 352	314	1 352	314
	R250m	Jun-29	collar (6.00 - 6.50)	3m Jibar	5 295	-	5 295	-
	R250m	Jun-29	collar (6.40 - 7.39)	Zaronia	2 839	-	2 839	-
	R250m	Dec-29	collar (6.40 - 7.43)	Zaronia	3 592	-	3 592	-
Standard Bank	R200m	Mar-28	8.17	3m Jibar	(2 775)	(5 562)	(2 775)	(5 562)
	R250m	Dec-28	7.48	3m Jibar	(1 075)	-	(1 075)	-
	R200m	Sep-28	cap at 6.78	3m Jibar	2 758	-	2 758	-
	R200m	Mar-28	collar (7.25 - 7.75)	3m Jibar	(298)	(1 514)	(298)	(1 514)
	R300m	Mar-27	collar (7.25 - 7.75)	3m Jibar	(257)	(1 572)	(257)	(1 572)
	R200m	Jul-27	collar (7.25 - 7.75)	3m Jibar	(261)	(1 270)	(261)	(1 270)
	€25m	Jul-26	2.58	3m Euribor	(112)	(4 000)	-	-
	€5m	Mar-28	1.98	3m Euribor	879	(125)	-	-
Nedbank	R300m	Apr-27	collar (7.25 - 8.25)	3m Jibar	(349)	(1 928)	(349)	(1 928)
	R250m	Dec-28	collar (6.00 - 6.50)	3m Jibar	4 929	-	4 929	-
RMB	R250m	Jun-27	8.79	3m Jibar	(3 458)	(8 290)	(3 458)	(8 290)
	R200m	Sep-29	6.89	3m Jibar	2 320	-	2 320	-
	R250m	Mar-27	cap at 7.73	3m Jibar	68	359	68	359
	R500m	Jun-28	collar (6.50 - 7.00)	3m Jibar	3 828	3 131	3 828	3 131
	R250m	Sep-28	collar (6.75 - 7.35)	3m Jibar	1 155	415	1 155	415
	R250m	Oct-27	collar (6.75 - 7.35)	3m Jibar	602	38	602	38
	€30m	Jan-28	3.21	6m Euribor	(4 617)	(18 665)	-	-
	€20m	Jan-29	3.14	6m Euribor	(4 430)	(14 894)	-	-
DSK Bank EAD	€40m	Dec-26	0.19	3m Euribor	8 337	20 582	-	-
	€24.2m	Dec-26	(0.02)	3m Euribor	5 514	14 270	-	-
	€13.3m	Dec-26	-	3m Euribor	3 028	7 645	-	-
	€10m[1]	Jan-29	cap at 2.50	3m Euribor	1 122	-	-	-
	€10m[1]	Jun-29	cap at 2.50	3m Euribor	1 551	-	-	-
Erste Group Bank AG	€20m	Jun-27	2.77	3m Euribor	(1 009)	(7 479)	-	-
	€20m	Jul-27	2.37	3m Euribor	636	(4 250)	-	-
	€26m	Jan-27	1.99	3m Euribor	1 232	(1 208)	-	-
	€20m[1]	Jul-28	2.40	3m Euribor	972	-	-	-
Matured derivatives					-	(14 687)	-	(14 416)
Total interest rate swaps / caps / collars					**40 502**	**(37 316)**	**27 399**	**(28 921)**

[1] Forward starting contract

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)
H2 Derivatives (continued)
H2.5 Individual instruments (continued)

H2.5.2 Foreign exchange contracts

Counterparty bank	Nominal amount	Expiry date	Forward exchange strike rate	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Standard Bank	€5m	Jul-26	22.15	16 997	876	16 997	876
	€2m	Sep-26	19.93	2 001	-	2 001	-
ABSA	€3m	Sep-26	19.43	1 594	-	1 594	-
Matured derivatives				-	(1 576)	-	(1 576)
Total foreign exchange contracts				**20 592**	**(700)**	**20 592**	**(700)**

H2.6 Valuation methodology

The following tables show the valuation techniques used in measuring the Derivatives' level 2 fair values, as well as the significant unobservable inputs used:

Valuation methodology	Unobservable inputs	Change in input	Effect on estimated fair value
Market comparison: The valuation of the derivative instruments was determined by discounting the future cash flows using the projected Jibar, Zaronia or Euribor swap curves/forward rate, or projected forward exchange rates, as applicable. Similar contracts are traded in active markets and the fair values are based on actual transactions in similar instruments.	Projected: forward interest rate / swap curve / exchange rate	Increase	Increase asset / decrease liability

H2.7 Valuation assumptions – Unobservable inputs

The key assumptions used in determining the fair values of derivatives are in the following ranges:

	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Projected forward Jibar rate (%)	7.0 - 8.2	6.7 - 8.3	7.0 - 8.2	6.7 - 8.3
Projected forward Zaronia rate (%)	7.1 - 7.3	n/a	7.1 - 7.3	n/a
Projected forward Euribor rate (%)	2.1 - 2.8	1.7 - 2.6	n/a	n/a
EUR exchange rate (Rands per euro)	18.75 - 18.93	20.94 - 21.97	18.75 - 18.93	20.94 - 21.97

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H2 Derivatives (continued)

H2.8 Valuation sensitivity

The valuation of the derivatives is sensitive to changes in the unobservable inputs above. Changes to one unobservable input, while holding the other inputs constant would have the following effects on the carrying value of the derivatives on the SFP.

Increase asset/decrease liability (Decrease asset/increase liability)	bps change both years	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
ZAR					
Increase in projected forward interest rate	25	15 592	14 336	15 592	14 336
Decrease in projected forward interest rate	25	(15 015)	(13 998)	(15 015)	(13 998)
EUR					
Increase in projected forward interest rate	25	11 767	16 209	n/a	n/a
Decrease in projected forward interest rate	25	(11 506)	(16 277)	n/a	n/a
Foreign exchange contracts	**% change both years**				
Increase in projected forward exchange rate	5	(9 365)	(748)	(9 365)	(748)
Decrease in projected forward exchange rate	5	9 365	748	9 365	748

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H3 Financial guarantees

H3.1 Financial guarantees accounting policy

Financial guarantees are contracts that require the Group to make specified payments to reimburse the holder of the guarantee for a loss that it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument.

The Group's policy is to obtain independent valuations of the financial guarantees when a new guarantee is provided and report financial guarantees initially at fair value and subsequently at the higher of the loss allowance determined in accordance with IFRS 9: *Financial instruments* and the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of IFRS 15: *Revenue from contracts with customers.*

H3.2 Profile

Hyprop has provided guarantees to banks that have provided funding to certain subsidiaries. The guarantees are secured by mortgage bonds over certain of the Group's investment properties as disclosed in note E1.8 - *Mortgaged properties*. Details of the secured loans are disclosed in notes H1.5 - *Bank loans.*

H3.2.1 USD guarantees

The Group was released from all guarantees provided on behalf of the SSA properties on disposal of the SSA properties in the 2025 financial year (see notes E7 - *Changes in shareholding* and E9 - *Assets and liabilities held-for-sale and discontinued operations*).

H3.2.2 EUR guarantees

Hyprop has provided guarantees to Nedbank, RMB and Standard Bank (South Africa) for term loans and revolving credit facilities of €70m (2025: €85m) in aggregate granted to Balkan Retail. The financial guarantee liabilities in respect of these facilities are eliminated on consolidation as the underlying loans are reflected on the SFP.

H3.3 Carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Guarantees in respect of EUR denominated loans/facilities		-	-	755	1 919
Total financial guarantee liabilities		**-**	**-**	**755**	**1 919**

H3.4 Maturity profile

Non-current liabilities	SFP	-	-	589	1 648
Current liabilities	SFP	-	-	166	271
Total financial guarantee liabilities		**-**	**-**	**755**	**1 919**

H3.5 Movement reconciliation

Balance at the beginning of the year		-	7 015	1 919	9 231
New guarantees issued	E4.3	-	-	589	271
Changes in ECLs	SOCI	-	-	(19)	106
Derecognition of guarantees cancelled/expired	SOCI	-	(7 015)	(1 733)	(7 689)
Balance at the end of the year		**-**	**-**	**755**	**1 919**

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H3 Financial guarantees (continued)

H3.6 Exposure under financial guarantees

	June 2026		June 2025	
COMPANY	**€'000**	**R'000 equivalent**	**€'000**	**R'000 equivalent**
Exposure under guarantees	**70 000**	**1 308 489**	**85 000**	**1 770 746**
Net assets of underlying subsidiaries which may mitigate exposure under guarantees	(323 746)	(6 051 694)	(284 807)	(5 933 185)
Net difference	**(253 746)**	**(4 743 205)**	**(199 807)**	**(4 162 439)**

H3.7 Valuation assumptions – Unobservable inputs

	COMPANY	
	2026	**2025**
Data used for probability of default	Moody's Analytics RiskCalc and NAV breakup value	Moody's Analytics RiskCalc and NAV breakup value
Loss given default (%)	5%	5%
Credit rating *(includes sovereign credit rating)*	Ba1 - Baa3	Ba1 - Baa3

H3.8 Valuation sensitivity

The valuation of the financial guarantee liabilities is sensitive to changes to the unobservable inputs above. Changes in one unobservable input, while holding the other inputs constant would have the following effects on the carrying value of the financial guarantees on the SFP.

Increase / (Decrease) in financial liability	COMPANY	
	2026	**2025**
Change in credit rating		
One notch better credit risk	(127)	(338)
One notch worse credit risk	153	349

Notes to the consolidated and separate financial statements continued

H Funding and related items (continued)

H4 Covenants and capital management

H4.1 External restrictions

In terms of the Company's DCM Programme and the agreements between the Group and the financial institutions that have granted loans to the Group, the Group is required to maintain certain key financial ratios (covenants). If a covenant is breached on or before the reporting date, the affected borrowings should be classified as current liabilities if the Group does not have the right to defer settlement for at least 12 months after the reporting date.

The Group actively monitors and manages banking covenants to pre-empt any potential covenant breaches. There were no banking covenant breaches during the current or prior years.

Summarised below are the Group's key covenants and their status.

			GROUP and SA			
Covenant	**Benchmark range[1]**	**Reported as**	**2026**	**Status**	**2025**	**Status**
Group LTV ratio	A maximum of 50% to 55%	Percentage	**28.6 - 29.0**	✔	33.6 - 34.2	✔
Secured asset/portfolio LTV ratio	A maximum of 60% to 70%	Percentage	**10.2 - 50.5**	✔	41.1 - 54.3	✔
Net asset value	A minimum of R7.5bn	Rbn	**26.7**	✔	24.5	✔
Group interest cover ratio (EBITDA/interest expense)	A minimum of 1.75 to 2 times cover	Times	**3.1 - 3.2**	✔	2.6 - 2.7	✔
Secured asset/portfolio interest cover ratio	A minimum of 1.5 to 1.75 times cover	Times	**2.8 - 3.4**	✔	2.0 - 2.6	✔
Exchange rate limits	Not to exceed R23 / €	R/€	**R18.69: €1**	✔	R20.83: €1	✔
					EE	
Secured asset LTV ratio	A maximum of 50% to 65%	Percentage	**32.0 - 41.6**	✔	36.6 - 42.1	✔
Debt Service Cover ratio 12m historic	A minimum of 1 to 1.3	Times	**2.1 - 4.3**	✔	2.26 - 4.15	✔
Debt Service Cover ratio 12m forward			**1.6 - 4.9**	✔	1.6 - 4.3	✔
Loan to capital ratio	Lower than 2.1	Times	**1.3**	✔	1.4	✔

[1] The ranges indicated apply to both financial years presented unless otherwise indicated.

Notes to the consolidated and separate financial statements **continued**

H Funding and related items (continued)

H4 Covenants and capital management (continued)

H4.2 Other restrictions

Hyprop's capital management objective is to maintain a strong capital base to provide sustainable returns to shareholders over the long term. In terms of paragraph 13.26(b) of the JSE Listings Requirements, a REIT's total consolidated liabilities may not exceed 60% of its total consolidated assets, as reflected in its latest published financial statements or results.

Hyprop's (theoretical) unutilised borrowing capacity can be summarised as follows:

	GROUP	
	2026	**2025**
Total consolidated assets	42 362 514	41 638 400
60% of Total consolidated assets	25 417 508	24 983 040
Total consolidated liabilities	(15 712 812)	(17 113 701)
Unutilised borrowing capacity	**9 704 696**	**7 869 339**
Ratio of total consolidated - liabilities to assets	37%	41%

Notes to the consolidated and separate financial statements continued

I Other liabilities

I1 Deferred taxation

I1.1 Deferred taxation accounting policy

Deferred tax is raised on differences between the carrying amount of an asset or liability in the statement of financial position and its tax base in accordance with IAS 12: *Income Taxes.*

I1.2 Maturity profile

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Non-current liabilities		(1 383 247)	(1 389 270)	(200 429)	(210 855)
Net deferred taxation liability		**(1 383 247)**	**(1 389 270)**	**(200 429)**	**(210 855)**

I1.3 Carrying value

	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Arising on:				
Investment property valuation	(824 161)	(790 961)	-	-
Depreciation/Wear and tear claims on investment property and PPE	(565 269)	(601 634)	(207 061)	(217 487)
Other temporary differences	(449)	(3 307)	-	-
Taxation loss carried forward	6 632	6 632	6 632	6 632
Net deferred taxation liability	**(1 383 247)**	**(1 389 270)**	**(200 429)**	**(210 855)**

I1.4 Movement reconciliation - net

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Balance at the beginning of the year		(1 389 270)	(1 215 030)	(210 855)	(207 720)
Currency translation difference		127 965	(75 428)	-	-
Sale of subsidiary		-	(37)	-	-
Movement through profit or loss	D6.2	(121 942)	(98 775)	10 425	(3 135)
Fair value of investment property		(114 438)	(83 031)	-	-
Depreciation/Wear and tear claims on investment property and PPE		(20 740)	(23 469)	(89)	(3 135)
Reversal of wear and tear allowances on asset sales		10 514	-	10 514	-
Other		2 722	7 725	-	-
Net Balance at the end of the year		**(1 383 247)**	**(1 389 270)**	**(200 429)**	**(210 855)**

I1.5 Tax rates used for deferred tax balances - percentages

	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
South Africa	27	27	27	27
Croatia	18	18		
Bulgaria	10	10		
North Macedonia	10	10		
Netherlands	25.8	25.8		
United Kingdom	25	25		

Notes to the consolidated and separate financial statements continued

I Other liabilities (continued)

I2 Trade and other payables

I2.1 Trade and other payables accounting policy

Trade and other payables are measured at amortised cost. Short-term payables are measured at the original invoice amount as the effect of discounting is immaterial.

I2.2 Carrying value

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Trade and other payables - financial instruments	I2.3	585 324	525 291	417 821	368 643
Trade and other payables - non-financial instruments	I2.4	323 886	299 977	279 097	255 176
Total trade and other payables		**909 210**	**825 268**	**696 918**	**623 819**

I2.3 Trade and other payables - financial instruments

Trade payables and accrued expenses	201 764	173 457	146 395	119 327
Tenant deposits	196 453	163 433	135 739	103 743
Gift cards	104 699	96 696	59 342	55 414
Interest payable	82 408	91 705	76 345	90 159
Total trade and other payables - financial instruments	**585 324**	**525 291**	**417 821**	**368 643**

I2.4 Trade and other payables - non-financial instruments

Rent received in advance	81 528	74 813	79 393	74 084
Municipal accruals	167 700	154 980	160 402	146 928
Employee benefit accruals	9 365	9 847	9 365	9 847
Value added tax (VAT)	31 767	32 611	14 351	13 564
Other payables	33 526	27 726	15 586	10 753
Total trade and other payables - non-financial instruments	**323 886**	**299 977**	**279 097**	**255 176**

Notes to the consolidated and separate financial statements continued

I Other liabilities (continued)

I3 Provisions

Provisions are recognised and measured in accordance with IAS 37: *Provisions, Contingent Liabilities and Contingent Assets.*

Employee benefit provisions:

Short-term incentives

Bonus and other employee benefits provided for the financial year. Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Long-term incentives

Eastern Europe - The balance includes a provision for a cash settled incentive in terms of which a portion of awardees' annual bonus is deferred for a performance period of 3 years.

Litigation provisions:

Provisions relating to litigation that is likely to result in an outflow, whose timing depends on the resolution of the litigation.

Warranty provisions:

Provisions relating to undertakings, warranties and indemnities given to purchasers of assets from the Group.

I3.1 Carrying value

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Non-current		**1 383**	**1 218**	**-**	**-**
Employee benefit provisions		1 383	1 218	-	-
Current		**95 341**	**102 913**	**40 203**	**41 645**
Litigation and warranty provisions		44 091	50 110	-	-
Employee benefit provisions		51 250	52 803	40 203	41 645
Total	I3.2	**96 724**	**104 131**	**40 203**	**41 645**

Notes to the consolidated and separate financial statements continued

I Other liabilities (continued)

I3 Provisions (continued)

I3.2 Reconciliation for each class of provision

GROUP	Employee benefit provisions	Litigation and warranty provisions	Total provisions
Balance at 30 June 2024	**68 658**	**132 770**	**201 428**
New provisions raised	49 228	-	**49 228**
Utilised	(59 791)	(78 914)	**(138 705)**
Unutilised amounts reversed	(5 027)	(3 312)	**(8 339)**
Currency translation and other movements	953	(434)	**519**
Balance at 30 June 2025	**54 021**	**50 110**	**104 131**
New provisions raised	50 895	280	**51 175**
Utilised	(41 883)	(2 112)	**(43 995)**
Unutilised amounts reversed	(9 127)	(150)	**(9 277)**
Currency translation and other movements	(1 273)	(4 037)	**(5 310)**
Balance at 30 June 2026	**52 633**	**44 091**	**96 724**

COMPANY			
Balance at 30 June 2024	**54 986**	**-**	**54 986**
New provisions raised	41 645	-	**41 645**
Utilised	(50 625)	-	**(50 625)**
Unutilised amounts reversed	(4 361)	-	**(4 361)**
Balance at 30 June 2025	**41 645**	**-**	**41 645**
New provisions raised	40 203	-	**40 203**
Utilised	(32 986)	-	**(32 986)**
Unutilised amounts reversed	(8 660)	-	**(8 660)**
Balance at 30 June 2026	**40 203**	**-**	**40 203**

I3.3 Litigation and warranty provisions

Pursuant to the sale of the SSA Properties to Lango in September 2024 (see note E9.2 - *Summary of disposal group held-for-sale*), Hyprop Mauritius has indemnified Lango against potential liabilities for a maximum amount of $2.4m (R40m) (2025: R43m) to be settled in cash $0.7m (R12m) (2025: R13m) and a claw-back of a portion of the Lango shares $1.7m (R28m) (2025: R30m). A provision for this obligation is included in the Group's litigation and warranty provisions.

Notes to the consolidated and separate financial statements continued

J Cash flow information

J1 Cash generated from operations

	Reference	GROUP 2026	GROUP 2025[2]	COMPANY 2026	COMPANY 2025
Operating income	SOCI	**2 753 538**	**2 657 488**	**1 745 102**	**1 686 235**
Adjusted for		**167 160**	**184 483**	**82 142**	**103 320**
Straight-line rental revenue accrual	D1.2	(41 289)	(1 487)	(50 561)	(17 849)
Assets written off	E2.3	93	133	-	-
Unrealised foreign exchange (gains)/losses		(2 462)	(3 751)	3	5
Changes in ECLs - trade receivables	SOCI	6 043	13 614	4 301	13 301
Depreciation – PPE	E2.3	177 456	155 326	113 163	92 647
Amortisation	D3.1	79	100	-	-
Share-based payment expense	D3.2	27 092	23 073	14 718	15 224
Other non-cash items		148	(2 525)	518	(8)
Operating profit before working capital changes		**2 920 698**	**2 841 971**	**1 827 244**	**1 789 555**
Decrease/(increase) in working capital		**33 469**	**5 095**	**18 797**	**(2 420)**
Increase in receivables		(54 693)	(15 666)	(47 087)	(18 670)
Increase in payables		88 162	20 761	65 884	16 250
Cash generated from operations	SCF	**2 954 167**	**2 847 066**	**1 846 041**	**1 787 135**

J2 Other cash flow notes

J2.1 Interest received

Interest receivable at the beginning of the year		3 812	2 062	16 886	13 853
Currency translation difference		(8)	35	-	-
Income recognised in profit or loss	SOCI/D5.2	62 691	34 519	61 999	35 436
Interest receivable at the end of the year		(2 881)	(3 812)	(19 809)	(16 886)
Interest received in cash	SCF	**63 614**	**32 804**	**59 076**	**32 403**

J2.2 Interest paid

Interest payable at the beginning of the year[1]		(91 705)	(115 767)	(90 159)	(96 707)
Currency translation difference		1 833	483	-	-
Charge recognised in profit or loss	SOCI/D5.2	(954 882)	(1 094 730)	(714 979)	(793 826)
Capitalised interest	D5.2	(5 273)	(6 109)	(5 273)	(6 109)
Net movement in raising fees		5 122	(97)	2 821	(1 144)
Prepaid interest		1 571	-	-	-
Interest payable at the end of the year[1]	I2.3	82 408	91 705	76 345	90 159
Interest paid in cash	SCF	**(960 926)**	**(1 124 515)**	**(731 245)**	**(807 627)**

[1] Includes accrued but unpaid interest on non-controlling shareholders' loans.

[2] Change in presentation - the prior year information is presented excluding discontinued operations - the prior year amounts for discontinued operations are disclosed in Note E9.3 - *Summarised SOCI*.

Notes to the consolidated and separate financial statements continued

J Cash flow information (continued)

J2 Other cash flow notes (continued)

J2.3 Taxation paid

		GROUP		COMPANY	
	Reference	2026	2025[2]	2026	2025
Taxation (payable)/receivable at the beginning of the year		(5 164)	(14 932)	446	446
Currency translation difference		671	(195)	-	-
Normal taxation recognised in profit or loss	D6.2	(106 647)	(93 633)	-	-
Taxation payable/(receivable) at the end of the year		6 957	5 164	(446)	(446)
Taxation paid	SCF	**(104 183)**	**(103 596)**	**-**	**-**

J2.4 Dividends received

Dividend receivable at the beginning of the year		-	-	295 916	130 680
Dividend income recognised in profit or loss	SOCI/D2	-	-	387 130	295 916
Dividend receivable at the end of the year	F2.4	-	-	(387 130)	(295 916)
Dividends received in cash	SCF	**-**	**-**	**295 916**	**130 680**

[2] Change in presentation - the prior year information is presented excluding discontinued operations - the prior year amounts for discontinued operations are disclosed in Note E9.3 - *Summarised SOCI*.

Notes to the consolidated and separate financial statements continued

K Related parties

Entities
Related entities are entities that are subsidiaries, joint ventures, or associates of the Group, or are controlled or jointly controlled by key management (as defined).

Key management
Key management of the Group (as contemplated IAS 24: *Related party disclosures*) comprises directors of Hyprop and includes close members of their families and entities controlled or jointly controlled by these individuals.

Prescribed officers
The Company assesses annually whether any employees should be designated as a prescribed officer (as contemplated by the South African Companies Act). Based on the latest assessment, the Group did not have any prescribed officers, in the current or prior year, who are not also directors of the Company.

Related-party transactions and balances – entities
Related party transactions constitute the transfer of resources, services or obligations between the Group and a party related to the Group, regardless of whether a price is charged.

Entities that are related parties and with whom the Group transacted during the year are listed below.

K1 Entities

		GROUP		COMPANY	
SA	**Reference**	**2026**	**2025**	**2026**	**2025**
African Land - subsidiary					
Borrowings	H1.7	-	-	(763 444)	(761 125)
Hyprop Employee Incentive Scheme - subsidiary					
Loan receivable (net of cumulative ECLs)	F1.7	-	-	36 139	25 693
Interest received		-	-	2 576	5 462
Natalmahogany - subsidiary					
Interest received		-	-	1 180	1 010
Coventurist - former associate					
Interest received		110	644	110	644
EE					
Hyprop UK - subsidiary					
Dividend income		-	-	42 330	40 053
Dividend receivable included in other receivables		-	-	42 330	40 053
Hyprop Europe - subsidiary					
Dividend income		-	-	344 800	255 863
Dividend receivable included in other receivables		-	-	344 800	255 863
Balkan Retail - subsidiary					
Financial guarantees given by Hyprop on behalf of Balkan Retail					
Loans/facilities guaranteed		-	-	1 308 489	1 770 746
Carrying value of financial guarantee liability	H3.3	-	-	755	1 919

Notes to the consolidated and separate financial statements continued

K Related parties (continued)

K1 Entities (continued)

SSA	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Hyprop Mauritius - subsidiary					
Asset management fee income		-	-	681	642
WAAM - former subsidiary					
Asset management fee income		-	-	-	408

K2 Directors' interests in Hyprop shares - number of shares

	GROUP and COMPANY 2026			
Number of shares	**Direct beneficial**	**Indirect beneficial**	**Total**	**% held[2]**
Independent non-executives	13 300	-	**13 300**	**0.0**
Executives[1]	1 737 307	-	**1 737 307**	**0.4**
Total	**1 750 607**	**-**	**1 750 607**	**0.4**

	2025			
Independent non-executives	13 300	-	13 300	0.0
Non-executives[3]	-	13 745 320	13 745 320	3.4
Executives[1]	1 609 367	162 245	1 771 612	0.4
Total	**1 622 667**	**13 907 565**	**15 530 232**	**3.8**

[1] Includes shares awarded under the CUP and LTIP.
[2] The % held is relative to the total issued share capital at 30 June.
[3] Exposure in terms of off-market derivative transactions (Long call 6 872 660 shares, short call 6 872 660 shares at strike prices of R31.48 and R47.22 respectively).

Notes to the consolidated and separate financial statements continued

L Remuneration

L1 Directors' remuneration

L1.1 Non-executive directors' (fees)

	Reference	GROUP and COMPANY 2026	GROUP and COMPANY 2025
Spiro Noussis *(Chairman)*		1 619	1 258
Annabel Dallamore		866	774
Loyiso Dotwana		916	657
Richard Inskip *(Lead independent director)*		859	718
Reeza Isaacs *(Resigned with effect from 1 July 2026)*		713	658
Zuleka Jasper		976	806
Thabo Mokgatlha *(Resigned with effect from 28 November 2024)*		-	355
Bernadette Mzobe		907	696
Lucas Ndala *(Appointed with effect from 17 June 2026)*		25	-
Martin Oberholster *(Appointed with effect from 17 June 2026)*		17	-
Kevin Ellerine *(Resigned with effect from 1 June 2026)*		754	588
Total	D3.2	**7 652**	**6 510**

All the non-executive directors are independent with the exception of Kevin Ellerine.

L1.2 Executive directors - cash remuneration paid

	Morné Wilken CEO		Brett Till CFO		Wilhelm Nauta CIO		Total Executive Directors	
GROUP and COMPANY	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
Basic salary	5 766	5 544	3 678	3 500	3 428	3 311	**12 872**	**12 355**
Pension fund contributions	517	496	332	316	228	220	**1 077**	**1 032**
Performance bonus - cash	2 216	7 197	1 703	3 658	797	2 426	**4 716**	**13 281**
Performance bonus - total	3 412	4 945	2 574	2 939	1 255	2 247	**7 241**	**10 131**
Performance bonus - restricted shares	(1 196)	(1 484)	(871)	(882)	(458)	(674)	**(2 525)**	**(3 040)**
Special allocation	-	3 736	-	1 601	-	853	**-**	**6 190**
Other benefits	36	36	60	60	60	60	**156**	**156**
Total executive directors	**8 535**	**13 273**	**5 773**	**7 534**	**4 513**	**6 017**	**18 821**	**26 824**
Total Directors' remuneration and fees							**26 473**	**33 334**

Notes to the consolidated and separate financial statements continued

L Remuneration (continued)

L1 Directors' remuneration (continued)

L1.3 Executive directors - Share-based payments

L1.3.1 Reconciliation of number of shares outstanding for executive directors

GROUP and COMPANY	Morné Wilken CEO		Brett Till CFO		Wilhelm Nauta CIO		Total Executive Directors	
Number of shares	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
Outstanding at the beginning of the year	628 893	567 279	339 801	311 329	278 003	259 974	**1 246 697**	**1 138 582**
New awards granted	214 373	165 678	130 966	87 400	99 118	69 915	**444 457**	**322 993**
LTIP	189 508	131 868	112 849	67 308	89 594	54 550	**391 951**	**253 726**
Restricted shares	24 865	33 810	18 117	20 092	9 524	15 365	**52 506**	**69 267**
Vested	(131 777)	(76 622)	(80 811)	(43 900)	(68 745)	(37 564)	**(281 333)**	**(158 086)**
Forfeited	(88 562)	(27 442)	(46 068)	(15 028)	(38 633)	(14 322)	**(173 263)**	**(56 792)**
Outstanding at the end of the year	**622 927**	**628 893**	**343 888**	**339 801**	**269 743**	**278 003**	**1 236 558**	**1 246 697**
Number of shares by award type								
CUP	-	64 279	-	42 412	-	40 414	**-**	**147 105**
LTPA	562 641	478 875	303 303	244 427	244 021	198 377	**1 109 965**	**921 679**
Subtotal	**562 641**	**543 154**	**303 303**	**286 839**	**244 021**	**238 791**	**1 109 965**	**1 068 784**
Restricted shares	60 286	85 739	40 585	52 962	25 722	39 212	**126 593**	**177 913**
Outstanding at the end of the year	**622 927**	**628 893**	**343 888**	**339 801**	**269 743**	**278 003**	**1 236 558**	**1 246 697**

L1.3.2 Reconciliation of market value of shares outstanding for executive directors

Outstanding at the beginning of the year[1]	26 892	17 813	14 530	9 776	11 886	8 162	**53 308**	**35 751**
New awards granted[2]	10 310	7 270	6 298	3 835	4 767	3 068	**21 375**	**14 173**
LTIP	9 114	5 786	5 427	2 953	4 309	2 394	**18 850**	**11 133**
Restricted shares	1 196	1 484	871	882	458	674	**2 525**	**3 040**
Vested	(6 652)	(3 247)	(4 071)	(1 865)	(3 439)	(1 590)	**(14 162)**	**(6 702)**
Forfeited	(3 814)	(862)	(1 985)	(472)	(1 665)	(450)	**(7 464)**	**(1 784)**
Change in market value	10 730	5 918	5 910	3 256	4 672	2 696	**21 312**	**11 870**
Outstanding at the end of the year[3]	**37 466**	**26 892**	**20 682**	**14 530**	**16 221**	**11 886**	**74 369**	**53 308**

[1] Shares outstanding at the beginning of the year and awards forfeited are valued at the prior year closing share price of R42.76 on 30 June 2025 (2025: R31.40 on 30 June 2024).
[2] Shares awarded during the year are valued at the 30 day VWAP on grant date of R48.09 (2025: R43.88).
[3] Shares outstanding at the end of the year are valued at the closing share price of R60.14 (2025: R42.76).

Notes to the consolidated and separate financial statements continued

L Remuneration (continued)

L1 Directors' remuneration (continued)

L1.3 Executive directors - Share-based payments (continued)

L1.3.3 Share-based payments expense

The following amounts were recorded in the statement of profit and loss with respect to share-based payments awarded to executive directors.

No incremental expense was incurred for Restricted shares awarded as they are settled on grant date (subject to vesting over 3 years).

	Gross expense		Forfeits		Net expense	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Morné Wilken (CEO)	5 642	4 728	(2 408)	(680)	3 234	4 048
Brett Till (CFO)	3 025	2 463	(1 237)	(372)	1 788	2 091
Wilhelm Nauta (CIO)	2 423	2 041	(1 022)	(355)	1 401	1 686
Total	**11 090**	**9 232**	**(4 667)**	**(1 407)**	**6 423**	**7 825**

L2 Long-term incentives

L2.1 LTI accounting policy

Equity-settled incentives *(Share-based payments)*
The grant date fair value of equity-settled share-based payment arrangements awarded to employees is recognised as an expense, with a corresponding increase in equity (Share-based payments reserve), over the vesting period of the awards. The amount recognised as an expense is adjusted to reflect the number of awards for which the related service and non-market performance conditions are expected to be met such that the amount ultimately recognised is based on the number of awards that meet the related service, market and non-market performance conditions at the vesting date.

Cash-settled incentives *(Share-based payments)*
The grant date fair value of cash-settled share-based payment arrangements is recognised as an expense, with a corresponding increase in Employee benefit provisions, over the vesting period (if any). The fair value is remeasured at least annually, with any changes in fair value recognised in profit or loss for the period.

L2.2 Profile

Long-term performance awards (LTPAs) were previously granted in terms of the CUP, an equity-settled share plan approved by shareholders in 2013, which has reached the end of its life cycle. The last of the CUP awards vested during the 2026 financial year.

The CUP was replaced by the LTIP, which was approved by shareholders on 20 July 2022 and applied from the 2023 financial year.

Notes to the consolidated and separate financial statements **continued**

L Remuneration (continued)
L2 Long-term incentives (continued)
L2.2 Profile (continued)

LTIP

The LTIP consists of 2 elements which are share-based:

1. **LTPAs** *(Long-term performance awards)*
   An equity-settled share plan, with a performance period of not less than 3 years. Conditional shares awarded are subject to forfeiture if the performance conditions and the employment condition specified in the award letter are not satisfied.

2. **Deferred awards**
   South Africa - an equity-settled share plan where a percentage of the annual bonus, determined in accordance with the Company's remuneration policy, is awarded as Restricted Shares in lieu of paying the specified percentage of the annual bonus in cash. Vesting of the Restricted shares is subject to the awardee remaining employed by the Group over the vesting period.

In conjunction with implementation of the LTIP, a cash-settled phantom share plan and deferred awards, based on the same principles as the LTIP, were implemented for Eligible Employees of the Group who are not employed in South Africa, as follows:

1. **Cash LTPAs** *(Long-term performance awards)*
   A *cash-settled* phantom share plan, with a performance period of not less than 3 years. Phantom shares awarded are subject to forfeiture if the performance conditions and the employment condition specified in the award letter are not satisfied.

2. **Cash Deferred awards**
   A *cash-settled* incentive in terms of which a percentage of the annual bonus is deferred for a period of 3 years. The value of the incentive increases/decreases based on performance over the 3 year vesting period and is payable in 3 tranches over the vesting period, provided the awardee remains employed by the Group.

L2.3 Valuation methodology

The day-one fair value of the awards granted is determined based on the 30-day VWAP of Hyprop shares traded on the JSE ending on the grant date. The number of awards expected to vest is not adjusted for performance conditions measured relative to peer groups as it is not possible to reliably predict future relative performance.

Notes to the consolidated and separate financial statements continued

L Remuneration (continued)

L2 Long-term incentives (continued)

L2.4 Obligation carrying values

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Share-based payments *(recorded in reserves)*	SCE	**42 350**	**39 833**	**42 350**	**39 833**
CUP - equity-settled		-	6 936	-	6 936
LTPA - equity-settled		42 350	32 897	42 350	32 897
Share-based payments *(recorded in Share-based payment liabilities)*					
Cash-settled LTPAs - Phantom share plan		**21 215**	**12 412**	**-**	**-**
Non-current	SFP	12 476	9 205	-	-
Current	SFP	8 739	3 207	-	-
Total share-based payment obligations	L2.5	**63 565**	**52 245**	**42 350**	**39 833**
Cash-settled deferred awards *(recorded in Employee benefit provisions)*		**2 916**	**2 667**	**-**	**-**
Cash-settled deferred awards		2 916	2 667	-	-
Total long-term incentive obligations		**66 481**	**54 912**	**42 350**	**39 833**

L2.5 Reconciliation of Share-based payment obligations

	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Balance at the beginning of the year	52 245	37 602	39 833	33 746
Currency translation difference	(1 801)	706	-	-
Release of reserve on vesting of awards	(14 263)	(9 378)	(12 492)	(9 378)
Share-based payment expense	40 520	29 221	24 010	21 371
Forfeitures	(13 136)	(5 906)	(9 001)	(5 906)
Balance at the end of the year	**63 565**	**52 245**	**42 350**	**39 833**

L2.6 Amounts recognised in profit or loss

	Reference	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Expense arising from:					
Equity-settled share-based payments		14 718	15 224	14 718	15 224
Cash-settled share-based payments		12 374	7 849	-	-
Total share-based payments expense	D3.2	**27 092**	**23 073**	**14 718**	**15 224**

L2.7 Number of securities that may be utilised for the Company's LTIP in terms of the scheme rules

Number of securities	COMPANY 2026	COMPANY 2025
Available at the beginning of the year	14 764 475	15 336 766
Awards granted during the year	(860 482)	(692 765)
Awards forfeited during the year	352 192	120 474
Available at the end of the year	**14 256 185**	**14 764 475**

The CUP scheme was discontinued and had 3 037 403 (2025: 3 037 403) securities available for utilisation at that date. These shares are not included in the table above.

Notes to the consolidated and separate financial statements continued

L Remuneration (continued)

L2 Long-term incentives (continued)

L2.8 Total awards outstanding

	Number of awards		*Weighted average remaining vesting period (years)*	
GROUP	**2026**	**2025**	**2026**	**2025**
CUP *(Company)*	-	369 241	-	0.1
LTPA - equity-settled *(Company)*	2 380 475	2 073 551	1.7	1.9
LTPA - cash settled *(Group)*	662 740	606 271	1.7	1.9
Subtotal	**3 043 215**	**3 049 063**		
Deferred awards	145 444	205 663	1.2	1.0
Outstanding at the end of the year	**3 188 659**	**3 254 726**		

The table below includes notional awards for cash-settled share-based payments.

GROUP	*Number of awards*		*Award market value - Rand thousands*	
Outstanding at the beginning of the year[2]	3 254 726	3 033 541	139 172	95 253
New awards granted[3]	1 048 157	869 529	50 407	38 155
Vested[1,4]	(592 162)	(326 237)	(29 610)	(13 721)
Forfeited[2]	(522 062)	(322 107)	(22 379)	(10 114)
Change in market value			54 176	29 599
Outstanding at the end of the year[5]	**3 188 659**	**3 254 726**	**191 766**	**139 172**
COMPANY				
Outstanding at the beginning of the year[2]	2 648 455	2 604 034	113 249	81 767
New awards granted[3]	860 482	692 765	41 381	30 399
Vested[1,4]	(557 669)	(326 237)	(27 839)	(13 721)
Forfeited[2]	(425 349)	(322 107)	(18 244)	(10 114)
Change in market value			43 362	24 918
Outstanding at the end of the year[5]	**2 525 919**	**2 648 455**	**151 909**	**113 249**

[1] Vested awards under the CUP and LTIP are settled by the transfer of Hyprop ordinary shares to the employees.
[2] Awards outstanding at the beginning of the year and awards forfeited are valued at the prior year closing share price of R42.76 on 30 June 2025 (2025: R31.40 on 30 June 2024).
[3] Awards granted during the year were valued at the 30 day VWAP on grant date of R48.09 (2025: R43.88).
[4] Seven tranches of CUP/LTIP awards vested during the 2026 year at fair values of R47.55, R46.14, R51.33, R56.68, and R57.90 per share. (2025: Four tranches of CUP/LTIP awards vested during the 2025 year at fair values of R44.69, R41.74, R42.00 and R41.46 per share.)
[5] Awards outstanding at the end of the year are valued at the closing share price of R60.14 (2025: R42.76).

Notes to the consolidated and separate financial statements continued

M Financial instruments and fair value measurement

M1 Financial instruments

Financial instruments are monetary contracts that give rise to a financial asset (a right to receive cash) of one entity, and a financial liability (an obligation to deliver cash) or equity instrument of another entity.

Summarised below are the subsequent measurement categories used by the Group for its financial assets and liabilities. The subsequent measurement of debt instruments is dependent on the Group's business model for managing the asset financed and the cashflow characteristics of the asset.

Categories and Financial instruments	Business model and cashflow characteristics	Initial measurement	Derecognition
AMORTISED COST Loans receivable Trade and other receivables Cash and cash equivalents Borrowings Trade and other payables	Financial assets held for collection of contractual cashflows where those cashflows are SPPI (solely payments of principal and interest).	Fair value *plus* directly attributable acquisition/ issue costs.	**Financial assets** Financial assets are derecognised when the contractual rights to the cash flows from the asset expire, or the rights to receive the contractual cash flows from the financial asset are transferred in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred.
FVTPL Derivatives Loans receivable	Financial assets that do not meet the criteria for amortised cost or FVOCI.	Fair value with directly attributable acquisition/ issue costs recorded in profit or loss.	
FVOCI The Group has no financial instruments measured at FVOCI.	Financial assets whose business objective is achieved both through the collection of contractual cashflows which are SPPI *and* their realisation through sale.	Fair value *plus* directly attributable acquisition/issue costs.	**Financial liabilities** Financial liabilities are derecognised when the contractual obligations are discharged, cancelled or expire.

Notes to the consolidated and separate financial statements continued

M Financial instruments and fair value measurement (continued)

M1 Financial instruments (continued)

Business model assessment	Assessment of whether contractual cash flows are solely payments of principal and interest (SPPI)
The Group makes an assessment of the business model objective for which a financial asset is held at a portfolio level, because this best reflects how the business is managed and how information is provided to management. The information considered includes: • The Group's strategic objectives for the portfolio of assets; • How the performance of the portfolio is evaluated and reported to management; • The risks that affect the performance of the portfolio; and • The historic frequency, volume and timing of sales of financial assets, and the reasons for such sales.	For the purposes of this assessment "principal" is defined as the fair value of the financial asset on initial recognition. "Interest" is defined as consideration for the time value of money, the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin. In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. In making this assessment the Group considers: • Contingent events that would change the amount or timing of cash flows; • Terms that may adjust the contractual coupon rate, including variable features; • Prepayment and extension features; and • Terms that limit the Group's claim to cash flows from specific assets (e.g. non-recourse features).

Expected credit losses/ impairments
For details on the Group's assessment of expected credit losses, see note N5 - *Credit risk and sensitivity.*

Presentation - Offset
Financial assets and financial liabilities are offset and the net amount reported in the SFP when the Group has an enforceable right to set off the asset and liability, and intends to settle the asset and liability on a net basis or to realise the asset and settle the liability simultaneously.

M2 Fair value measurement

M2.1 Fair value hierarchy

Fair value measurements are classified into 3 levels based on the lowest level of significant inputs to the overall valuation.

		Recurring FV measurement	Non-recurring FV measurement
Level 1	Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.	None	None
Level 2	Level 2 inputs are inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.	Derivatives	None
Level 3	Level 3 inputs are unobservable inputs. These are used to measure fair value to the extent that relevant observable inputs are not available, to cater for situations in which there is little, or no, market activity for the asset or liability at the measurement date.	Investment property Other investments Loans receivable	Financial guarantees (at initial recognition)

Notes to the consolidated and separate financial statements continued

M Financial instruments and fair value measurement (continued)

M2 Fair value measurement (continued)

M2.2 Transfers between fair value hierarchy levels

There were no transfers of either financial instruments or non-financial assets measured at fair value, in either direction between levels 1, 2 or 3 during the current or prior years.

M2.3 Classification and measurement summary

The table below reflects the carrying amounts and fair values of financial instruments as well as non-financial assets measured at FVTPL, including their levels in the fair value hierarchy (where their measurement basis is fair value).

Fair values for line items recorded at amortised cost are not disclosed where their carrying values approximate fair value. These are indicated with "CV≈FV".

		GROUP				COMPANY				
		2026		2025		2026		2025		Fair value hierarchy of inputs
	Reference	Carrying value	Fair value	Carrying value	Fair value	Carrying value	Fair value	Carrying value	Fair value	
Financial assets measured at FVTPL										
Derivatives - non-current	H2.3	27 049	27 049	19 190	19 190	23 703	23 703	5 232	5 232	Level 2
Derivatives - current	H2.3	52 687	52 687	32 990	32 990	32 761	32 761	4 450	4 450	Level 2
Loans receivable - current	F1.2	114 691	114 691	-	-	-	-	-	-	Level 3
Financial assets measured at Amortised cost										
Loans receivable - non-current	F1.3	36 965	35 212	123 187	117 568	46 523	44 692	98 341	92 570	n/a
Loans receivable - current	F1.3	22 007	CV≈FV	26 636	CV≈FV	3 240	CV≈FV	5 720	CV≈FV	n/a
Trade receivables		181 722	CV≈FV	156 084	CV≈FV	130 826	CV≈FV	95 768	CV≈FV	n/a
Other receivables *(financial instruments)*	F2.4	63	CV≈FV	164	CV≈FV	387 130	CV≈FV	295 916	CV≈FV	n/a
Cash and cash equivalents		1 676 436	CV≈FV	1 152 436	CV≈FV	1 150 344	CV≈FV	657 962	CV≈FV	n/a
Financial liabilities measured at FVTPL										
Derivatives - non-current	H2.3	5 668	5 668	38 989	38 989	1 630	1 630	11 407	11 407	Level 2
Derivatives - current	H2.3	12 974	12 974	51 207	51 207	6 843	6 843	27 896	27 896	Level 2
Financial liabilities measured at Amortised cost										
Borrowings - non-current	H1.3	11 752 528	CV≈FV	12 902 132	CV≈FV	7 622 690	CV≈FV	7 636 051	CV≈FV	n/a
Borrowings - current	H1.3	1 520 161	CV≈FV	1 757 388	CV≈FV	1 099 540	CV≈FV	1 491 374	CV≈FV	n/a
Trade and other payables *(financial instruments)*		585 324	CV≈FV	547 352	CV≈FV	417 821	CV≈FV	390 704	CV≈FV	n/a
Other financial liabilities										
Financial guarantees - non-current	H3.4	-	-	-	-	589	589	1 648	1 648	n/a
Financial guarantees - current	H3.4	-	-	-	-	166	166	271	271	n/a
Non-financial assets measured at FVTPL										
Investment property	E1.3	38 187 888	38 187 888	38 045 966	38 045 966	26 133 414	26 133 414	25 316 618	25 316 618	Level 3
Other investments	E6.2	234 989	234 989	401 110	401 110	-	-	-	-	Level 3

[1] Balances in the tables above include assets held-for-sale where applicable and they are shown as current/short-term.

Notes to the consolidated and separate financial statements **continued**

N Financial risk management

N1 Risk management overview

The Group is exposed to the following risks relating to financial instruments:

Liquidity risk	See note N2 - *Liquidity risk and sensitivity*
Interest rate risk	See note N3 - *Interest rate risk and sensitivity*
Currency risk	See note N4 - *Currency risk and sensitivity*
Credit risk	See note N5 - *Credit risk and sensitivity*

The Board has overall responsibility for the establishment and oversight of the Group's risk management framework. The Board, assisted by the ARC, monitors the effectiveness of the internal control systems and other risk management procedures.

The ARC has an independent role, operating as an overseer and making recommendations to the Board for its consideration and final approval. The role of the ARC includes ensuring that an appropriate risk management policies, aligned with industry practice, are adopted and implemented. The ARC is assisted by management and outsourced internal audit service providers, both of which report to the ARC. The ARC reports on the findings of the internal auditors to the Board. For further detail on the role and mandate of the ARC, please refer to its charter on the Group's website and the report of the ARC attached to the financial statements.

The ARC does not assume the functions of management, which remain the responsibility of the executive directors, officers and other members of senior management.

Executive management is responsible for maintaining a risk register and identifying and monitoring the risks (including financial risks) which the Group faces, assessing the potential impact of such risks on the Group and their likelihood of occurring. The ARC, in conjunction with executive management, determines the Group's risk tolerance.

N2 Liquidity risk and sensitivity

N2.1 Risk and mitigation

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset, and includes liquidity risk (N2.2 - *Financial exposure - Liquidity*) and financing/refinancing risk (N2.3 - *Financing/ Refinancing*).

The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they fall due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Refinancing risk concentrations are monitored on an ongoing basis by Group treasury. The Group's cashflow requirements based on the expected rental income, operating expenses, capital expenditure requirements and debt settlements are projected 12 months in advance for each geographic segment.

Notes to the consolidated and separate financial statements **continued**

N Financial risk management (continued)
N2 Liquidity risk and sensitivity (continued)
N2.1 Risk and mitigation (continued)

Exposure		Mitigation
Liquidity	The risk that the Group will not be able to meet its financial obligations as they fall due. The Group is exposed to liquidity risk through its borrowings, cash and cash equivalents and loans receivable. See N2.2 - *Financial exposure - Liquidity*	**Risk is managed by:** • actively monitoring cash flow requirements and debt maturity profiles; • managing debt maturity profiles to ensure a relatively constant level of loan maturities in each year; • raising loans with terms that are generally between three and five years in duration; • maintaining cash balances, unused revolving credit facilities, unused term loan facilities and access to debt capital markets to ensure future obligations can be met; • maintaining adequate borrowing capacity relative to maximum limits imposed by regulators, lenders and/or internally; • maintaining interest cover ratios and strong cash generated by operations to meet interest obligations; • settling interest payments at regular intervals (usually quarterly or six-monthly); • adopting a pro-active approach to refinancing maturing borrowings well in advance of the maturity date; • maintaining strong relationships with multiple commercial banks and other lenders (including institutional bond investors); • regular engagement with institutional bond investors.
Financing / Refinancing	The risk that the Group is unable to raise the required finance to meet its obligations or to refinance existing borrowings, including that the cost of borrowings becomes unaffordable. The Group is exposed to financing/refinancing risk through its borrowings. See N2.3 - *Financing/ Refinancing*	

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N2 Liquidity risk and sensitivity (continued)

N2.2 Financial exposure - Liquidity

The following table summarises the maturity profiles and contractual cash flows of financial instruments at the reporting date. The contractual cash flow amounts are gross and undiscounted, and include contractual interest payments where applicable. The tables below exclude assets held-for-sale.

		GROUP									
2026	**Reference**	**Carrying value**	**Contractual cash flows**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**
Non-derivative financial assets											
Loans receivable – non-current	F1.3	36 965	36 443	-	23 165	13 279	-	-	-	-	-
Loans receivable – current	F1.3	136 698	143 717	143 717	-	-	-	-	-	-	-
Trade receivables	F2.3	181 722	181 722	181 722	-	-	-	-	-	-	-
Other receivables *(financial instruments)*	F2.4	63	63	63	-	-	-	-	-	-	-
Cash and cash equivalents	F3.3	1 676 436	1 676 436	1 676 436	-	-	-	-	-	-	-
Total		**2 031 884**	**2 038 381**	**2 001 938**	**23 165**	**13 279**	**-**	**-**	**-**	**-**	**-**
Non-derivative financial liabilities											
Borrowings - non-current	H1.3	(11 752 528)	(14 925 529)	(789 902)	(3 989 130)	(4 117 534)	(3 814 960)	(406 792)	(80 098)	(1 415 766)	(311 346)
Borrowings - current	H1.3	(1 520 161)	(1 603 884)	(1 603 884)	-	-	-	-	-	-	-
Trade and other payables *(financial instruments)*	I2.3	(585 324)	(585 324)	(585 324)	-	-	-	-	-	-	-
Total		**(13 858 013)**	**(17 114 737)**	**(2 979 110)**	**(3 989 130)**	**(4 117 534)**	**(3 814 960)**	**(406 792)**	**(80 098)**	**(1 415 766)**	**(311 346)**
Derivative financial assets[1]											
Derivatives - non-current	H2.3	27 049	32 866	-	19 191	11 134	2 540	-	-	-	-
Derivatives - current	H2.3	52 687	208 891	208 891	-	-	-	-	-	-	-
Total		**79 736**	**241 757**	**208 891**	**19 191**	**11 134**	**2 540**	**-**	**-**	**-**	**-**
Derivative financial liabilities[1]											
Derivatives - non-current	H2.3	(5 668)	(6 126)	-	(4 915)	(1 192)	(19)	-	-	-	-
Derivatives - current	H2.3	(12 974)	(13 972)	(13 972)	-	-	-	-	-	-	-
Total		**(18 642)**	**(20 098)**	**(13 972)**	**(4 915)**	**(1 192)**	**(19)**	**-**	**-**	**-**	**-**
Net (liability)/asset exposure		**(11 765 035)**	**(14 854 697)**	**(782 254)**	**(3 951 689)**	**(4 094 313)**	**(3 812 439)**	**(406 792)**	**(80 098)**	**(1 415 766)**	**(311 346)**

[1]Derivatives - The inflows/(outflows) disclosed in the above table represent the undiscounted contractual cash flows relating to derivative financial instruments held for risk management purposes. These derivative financial instruments are not usually closed out before contractual maturity. The disclosure shows net cash flow amounts for derivatives as they are settled on a net basis.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N2 Liquidity risk and sensitivity (continued)

N2.2 Financial exposure - Liquidity (continued)

		GROUP										
2025	**Reference**	**Carrying value**	**Contractual cash flows**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**
Non-derivative financial assets												
Loans receivable – non-current	F1.3	123 187	136 997	1 883	30 183	90 756	14 175	-	-	-	-	-
Loans receivable – current	F1.3	26 636	26 636	26 636	-	-	-	-	-	-	-	-
Trade receivables	F2.3	148 908	148 908	148 908	-	-	-	-	-	-	-	-
Other receivables *(financial instruments)*	F2.4	164	164	164	-	-	-	-	-	-	-	-
Cash and cash equivalents	F3.3	1 151 015	1 151 015	1 151 015	-	-	-	-	-	-	-	-
Total		**1 449 910**	**1 463 720**	**1 328 606**	**30 183**	**90 756**	**14 175**	**-**	**-**	**-**	**-**	**-**
Non-derivative financial liabilities												
Borrowings - non-current	H1.3	(12 902 132)	(15 428 664)	(858 677)	(5 367 847)	(3 039 909)	(2 686 464)	(3 264 553)	(61 278)	(59 475)	(57 659)	(32 802)
Borrowings - current	H1.3	(1 757 388)	(1 842 915)	(1 842 915)	-	-	-	-	-	-	-	-
Trade and other payables *(financial instruments)*	I2.2	(525 291)	(525 291)	(525 291)	-	-	-	-	-	-	-	-
Total		**(15 184 811)**	**(17 796 870)**	**(3 226 883)**	**(5 367 847)**	**(3 039 909)**	**(2 686 464)**	**(3 264 553)**	**(61 278)**	**(59 475)**	**(57 659)**	**(32 802)**
Derivative financial assets[1]												
Derivatives - non-current	H2.3	19 190	20 448	-	17 670	2 778	-	-	-	-	-	-
Derivatives - current	H2.3	32 990	33 379	33 379	-	-	-	-	-	-	-	-
Total		**52 180**	**53 827**	**33 379**	**17 670**	**2 778**	**-**	**-**	**-**	**-**	**-**	**-**
Derivative financial liabilities[1]												
Derivatives - non-current	H2.3	(38 989)	(41 602)	-	(30 883)	(9 089)	(1 630)	-	-	-	-	-
Derivatives - current	H2.3	(51 207)	(52 539)	(52 539)	-	-	-	-	-	-	-	-
Total		**(90 196)**	**(94 141)**	**(52 539)**	**(30 883)**	**(9 089)**	**(1 630)**	**-**	**-**	**-**	**-**	**-**
Net (liability)/asset exposure		**(13 772 917)**	**(16 373 464)**	**(1 917 437)**	**(5 350 877)**	**(2 955 464)**	**(2 673 919)**	**(3 264 553)**	**(61 278)**	**(59 475)**	**(57 659)**	**(32 802)**

[1]Derivatives - The inflows/(outflows) disclosed in the above table represent the undiscounted contractual cash flows relating to derivative financial instruments held for risk management purposes. These derivative financial instruments are not usually closed out before contractual maturity. The disclosure shows net cash flow amounts for derivatives as they are settled on a net basis.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N2 Liquidity risk and sensitivity (continued)
N2.2 Financial exposure - Liquidity (continued)

		COMPANY						
2026	**Reference**	**Carrying value**	**Contractual cash flows**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Non-derivative financial assets								
Loans receivable – non-current	F1.3	46 523	9 250	-	3 850	5 400	-	-
Loans receivable – current	F1.3	3 240	3 240	3 240	-	-	-	-
Trade receivables	F2.3	130 826	130 826	130 826	-	-	-	-
Other receivables *(financial instruments)*	F2.4	387 130	387 130	387 130	-	-	-	-
Cash and cash equivalents	F3.3	1 150 344	1 150 344	1 150 344	-	-	-	-
Total		**1 718 063**	**1 680 790**	**1 671 540**	**3 850**	**5 400**	**-**	**-**
Non-derivative financial liabilities								
Borrowings - non-current	H1.3	(7 622 690)	(9 081 088)	(573 216)	(2 846 314)	(3 815 928)	(1 519 160)	(326 469)
Borrowings - current	H1.3	(1 099 540)	(1 182 981)	(1 182 981)	-	-	-	-
Financial guarantees – non-current[2]	H3.4	(589)	(686 748)	(25 960)	(660 788)	-	-	-
Financial guarantees – current[2]	H3.4	(166)	(286 335)	(286 335)	-	-	-	-
Trade and other payables *(financial instruments)*	I2.3	(417 821)	(417 821)	(417 821)	-	-	-	-
Total		**(9 140 806)**	**(11 654 973)**	**(2 486 313)**	**(3 507 102)**	**(3 815 928)**	**(1 519 160)**	**(326 469)**
Derivative financial assets[1]								
Derivatives - non-current	H2.3	23 703	29 501	-	16 986	9 975	2 540	-
Derivatives - current	H2.3	32 761	221 774	221 774	-	-	-	-
Total		**56 464**	**251 275**	**221 774**	**16 986**	**9 975**	**2 540**	**-**
Derivative financial liabilities[1]								
Derivatives - non-current	H2.3	(1 630)	(1 846)	-	(1 626)	(220)	-	-
Derivatives - current	H2.3	(6 843)	(7 130)	(7 130)	-	-	-	-
Total		**(8 473)**	**(8 976)**	**(7 130)**	**(1 626)**	**(220)**	**-**	**-**
Net (liability)/asset exposure		**(7 374 752)**	**(9 731 884)**	**(600 130)**	**(3 487 892)**	**(3 800 772)**	**(1 516 620)**	**(326 469)**

[1]Derivatives - The inflows/(outflows) disclosed in the above table represent the undiscounted contractual cash flows relating to derivative financial instruments held for risk management purposes. These derivative financial instruments are not usually closed out before contractual maturity. The disclosure shows net cash flow amounts for derivatives as they are settled on a net basis.

[2] Financial guarantees - The outflows disclosed for the financial guarantees in the table represent the maximum potential outflow under the guarantees in the event of the borrowers defaulting on all their obligations under the guaranteed loans.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N2 Liquidity risk and sensitivity (continued)
N2.2 Financial exposure - Liquidity (continued)

		COMPANY						
2025	**Reference**	**Carrying value**	**Contractual cash flows**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Non-derivative financial assets								
Loans receivable – non-current	F1.3	98 341	82 648	-	8 020	69 228	5 400	-
Loans receivable – current	F1.3	5 720	5 720	5 720	-	-	-	-
Trade receivables	F2.3	88 592	88 592	88 592	-	-	-	-
Other receivables *(financial instruments)*	F2.4	295 916	295 916	295 916	-	-	-	-
Cash and cash equivalents	F3.3	656 541	656 541	656 541	-	-	-	-
Total		**1 145 110**	**1 129 417**	**1 046 769**	**8 020**	**69 228**	**5 400**	**-**
Non-derivative financial liabilities								
Borrowings - non-current	H1.3	(7 636 051)	(8 609 697)	(601 755)	(2 153 610)	(2 730 549)	(2 383 687)	(740 095)
Borrowings - current	H1.3	(1 491 374)	(1 576 447)	(1 576 447)	-	-	-	-
Financial guarantees – non-current[2]	H3.4	(1 648)	(1 426 171)	(61 422)	(1 364 749)	-	-	-
Financial guarantees – current[2]	H3.4	(271)	(52 081)	(52 081)	-	-	-	-
Trade and other payables *(financial instruments)*	I2.2	(368 643)	(368 643)	(368 643)	-	-	-	-
Total		**(9 497 987)**	**(12 033 039)**	**(2 660 348)**	**(3 518 359)**	**(2 730 549)**	**(2 383 687)**	**(740 095)**
Derivative financial assets[1]								
Derivatives - non-current	H2.3	5 232	5 984	-	3 319	2 665	-	-
Derivatives - current	H2.3	4 450	4 530	4 530	-	-	-	-
Total		**9 682**	**10 514**	**4 530**	**3 319**	**2 665**	**-**	**-**
Derivative financial liabilities[1]								
Derivatives - non-current	H2.3	(11 407)	(12 930)	-	(11 193)	(1 737)	-	-
Derivatives - current	H2.3	(27 896)	(28 871)	(28 871)	-	-	-	-
Total		**(39 303)**	**(41 801)**	**(28 871)**	**(11 193)**	**(1 737)**	**-**	**-**
Net (liability)/asset exposure		**(8 382 498)**	**(10 934 909)**	**(1 637 920)**	**(3 518 213)**	**(2 660 393)**	**(2 378 287)**	**(740 095)**

[1] Derivatives - The inflows/(outflows) disclosed in the above table represent the undiscounted contractual cash flows relating to derivative financial instruments held for risk management purposes. These derivative financial instruments are not usually closed out before contractual maturity. The disclosure shows net cash flow amounts for derivatives as they are settled on a net basis.

[2] Financial guarantees - The outflows disclosed for the financial guarantees in the table represent the maximum potential outflow under the guarantees in the event of the borrowers defaulting on all their obligations under the guaranteed loans.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N2 Liquidity risk and sensitivity (continued)

N2.3 Financing / Refinancing

The Group regularly monitors the indicators below in managing the financing/refinancing element of its liquidity risk exposure.

N2.3.1 Available facilities/resources

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Revolving credit facilities	H1.8	2 055 620	2 464 565	1 850 000	2 100 000
Term loan facilities	H1.8	-	3 955	-	-
Borrowing capacity under DCM programme[1]		2 277 000	1 615 000	2 277 000	1 615 000
Total unutilised borrowing capacity		**4 332 620**	**4 083 520**	**4 127 000**	**3 715 000**

[1] The Company's DCM programme has a maximum limit of R7bn (2025: R7bn).

Refer to note F3 - *Cash and cash equivalents* for further details on cash and cash equivalents at the reporting date.

N2.3.2 Weighted average term of borrowings - years

	2026	2025
ZAR	2.2	2.5
EUR	4.3	3.6
Portfolio weighted average	**3.1**	**3.0**

N2.3.3 Next major refinancing cycle

			Borrowing currency	ZAR Equivalent
Type of borrowing	**Encumbrance**	**Financial year of refinancing**	**'000**	**R'000**
Term loan	Guaranteed by Hyprop	2027	€ 15 000	280 391
RCF	Secured	2027	R 500 000	500 000
Bond	Secured	2027	R 400 000	400 000
Bond	Unsecured	2027	R 200 000	200 000
Term loan	Secured	2027	R 500 000	500 000

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N3 Interest rate risk and sensitivity

N3.1 Risk and mitigation

Interest rate risk is the risk that the value of short-term investments and financial performance will be impacted as a result of fluctuations in interest rates.

Exposure	Mitigation
Fluctuations in interest rates impact the value of short-term investments, financing activities, the cost of borrowings, and interest income. The Group has significant exposure to interest rate risk through its loans receivable, borrowings, cash and cash equivalents and short-term investments.	• In terms of the Group's interest rate hedging policy at least 75% of interest rate exposure for borrowings is hedged. • The Board has approved the use of fixed rate loans, interest rate swaps, interest rate collars, interest rate caps and forward starting interest rate swaps/caps/collars to manage interest rate exposure. • Details of interest rate hedges are included in note H2 - *Derivatives*.

N3.1.1 Interest rate benchmark reforms

A fundamental reform of major interest rate benchmarks is being undertaken globally, including the replacement of some interbank offered rates (IBORs) with alternative nearly risk-free rates (referred to as 'IBOR reform'). The Group's main IBOR exposures at 30 June relate to its derivatives and borrowing costs which are indexed to Jibar or Euribor.

The South African Reserve Bank (SARB) is undertaking a process to replace Jibar with the new SA overnight index average (Zaronia) rate. Trading in Zaronia-referenced interest rate products commenced in May 2025, with a final cessation date for the use of Jibar by the end of 2026. The transition will have wide-ranging consequences across SA's financial system and could be disruptive as contracts linked to Jibar will be switched to Zaronia. Industry workstreams are ongoing to address the risks associated with the conversion to Zaronia, including to avoid the transfer of economic value between parties on conversion and the calculation of a standard credit adjustment spread which was finalised in December 2025.

The Company has made good progress updating existing bank facility agreements and derivative contracts for the transition to Zaronia and anticipates completing all required amendments prior to the final Jibar cessation date of 31 December 2026. Internal treasury processes and administration are also being reviewed.

Based on the Group's assessment, the transition to Zaronia is not expected to have a material financial impact on the measurement of its borrowings or derivatives, as the relevant contracts will have similar maturity profiles and are expected to transition on equivalent terms, save for the change in the base interest rate from Jibar to Zaronia (including the credit adjustment spread).

There are no plans to discontinue the Euribor.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N3 Interest rate risk and sensitivity (continued)
N3.1 Risk and mitigation (continued)

N3.1.2 Net exposure to benchmark interest rates

	Base Currency	GROUP 2026	GROUP 2025	COMPANY 2026	COMPANY 2025
Jibar exposure		**2 159 024**	**2 066 300**	**2 159 024**	**2 066 300**
Borrowings	ZAR	7 709 024	8 366 300	7 709 024	8 366 300
Derivatives - nominal amount[1]	ZAR	(5 550 000)	(6 300 000)	(5 550 000)	(6 300 000)
Zaronia exposure		**(250 238)**	**-**	**(250 238)**	**-**
Borrowings	ZAR	249 762	-	249 762	-
Derivatives - nominal amount[1]	ZAR	(500 000)	-	(500 000)	-
Euribor exposure		**1 124 516**	**203 298**	**-**	**-**
Borrowings	EUR	5 302 334	6 234 249	-	-
Derivatives - nominal amount[1]	EUR	(4 177 818)	(6 030 951)	-	-

[1] Exposure is as at 30 June and excludes forward starting derivatives.

The Group does not apply hedge accounting for any of its derivatives.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N3 Interest rate risk and sensitivity (continued)

N3.2 Financial exposure - Interest rates

The interest rate exposure of the Group's short-term investments, cash and cash equivalents, loans receivable and interest-bearing borrowings at the reporting date is as follows:

N3.2.1 Assets

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Cash and cash equivalents	F3.3	1 676 436	1 151 015	1 150 344	656 541
Loans receivable - non-current		31 565	117 787	41 123	92 941
Loans receivable - current		136 698	26 635	3 240	5 720
Total continuing operations		**1 844 699**	**1 295 437**	**1 194 707**	**755 202**
Cash and cash equivalents associated with assets held-for-sale	E9.4	-	1 421	-	1 421
Total assets		**1 844 699**	**1 296 858**	**1 194 707**	**756 623**

N3.2.2 Liabilities

Borrowings - non-current	H1.3	11 752 528	12 902 132	7 622 690	7 636 051
Borrowings - current	H1.3	1 520 161	1 757 388	1 099 540	1 491 374
Total borrowings	H1.2	**13 272 689**	**14 659 520**	**8 722 230**	**9 127 425**
Less interest free borrowings	H1.7	(11 569)	(6 890)	(763 444)	(761 125)
Less revolving credit facilities drawn		(416 224)	(52 081)	(247 990)	-
Core borrowings (B)		**12 844 896**	**14 600 549**	**7 710 796**	**8 366 300**
Nominal value of interest rate derivatives/hedges[1] **(A)**		10 227 818	12 330 951	6 050 000	6 300 000
Interest rate swaps		5 077 818	8 180 951	900 000	2 150 000
Interest rate caps		1 900 000	1 950 000	1 900 000	1 950 000
Interest rate collars		3 250 000	2 200 000	3 250 000	2 200 000
% of interest rate exposure hedged **(A/B)**		80%	84%	78%	75%

Included in interest expense is an amount of R36.6m received (2025: R26.3m received) on interest rate derivatives/hedges.

[1] Net exposure is as at 30 June and excludes forward starting derivatives/hedges.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N3 Interest rate risk and sensitivity (continued)
N3.2 Financial exposure - Interest rates (continued)

N3.2.3 Interest rate profile

Summarised quantitative data on the Group's interest rate exposure at 30 June is set out below:

		GROUP	
	Reported as	2026	2025
Proportion of borrowing costs which are hedged[1]		80	84
ZAR borrowings	Percentage	78	75
EUR borrowings	Percentage	81	97
Cost of funding (excluding hedges)	Percentage	6.8	6.8
ZAR borrowings	Percentage	8.4	8.8
EUR borrowings	Percentage	4.3	4.1
Cost of funding (including hedges)	Percentage	6.6	6.9
ZAR borrowings	Percentage	8.5	9.0
EUR borrowings	Percentage	3.9	4.2
Average term of interest rate hedges	Years	1.4	1.6
ZAR borrowings	Years	1.7	1.6
EUR borrowings	Years	1.2	1.5
Interest cover ratio			
Interest cover ratio (gross)	Times	3.1	2.6
Interest cover ratio (net)	Times	3.2	2.6

[1] Nominal value of interest rate hedges and fixed rate loans as a percentage of outstanding capital as at 30 June (excluding forward starting derivatives/hedges).

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N3 Interest rate risk and sensitivity (continued)

N3.3 Sensitivity

Based on the interest rate profile (fixed or variable) of the Group's borrowings and interest rate derivatives/hedges at 30 June, an increase/decrease in an interest rate, while all other variables are held constant, would decrease/increase the Group's equity and profit for the year by the amounts detailed below:

			GROUP	
Effect on profit or loss and equity (net of tax)	**Change in base interest rate**	***bps change both years***	**2026**	**2025**
ZAR borrowings	Decrease	25	9 527	5 166
EUR borrowings	Decrease	25	454	482
ZAR borrowings	Increase	25	(9 527)	(5 166)
EUR borrowings	Increase	25	(454)	(482)

The above calculations do not take into account the maturity profile of existing derivatives/hedges and the effect of replacing expiring derivatives/hedges at prevailing interest rates. See note H2.5 - *Individual instruments* for details of the interest rate derivatives/hedges.

N4 Currency risk and sensitivity

N4.1 Risk and mitigation

The Group is exposed to currency risk as a result of differences between the transaction, functional/reporting and settlement currencies of Group companies, as follows:

Portfolio	Transaction currency	Functional / Local reporting currency	Group reporting currency
SA	Rand (ZAR)	Rand	Rand
EE	Euro (EUR), North Macedonian Denar (MKD), Bulgarian Lev (BGN) until December 2025	Euro	

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N4 Currency risk and sensitivity (continued)
N4.1 Risk and mitigation (continued)

Currency risk arises in the following circumstances:

Risk	Effect on the Group and mitigating actions
Transaction/functional/Group reporting currency The risk arising from changes in the exchange rate between the currency in which transactions, assets and liabilities are concluded/ denominated and the functional/ reporting currency of Group companies and/or the Group.	
The Group is exposed to this risk in all portfolios where the transaction and functional currency of the Group company is not Rands, or assets and liabilities are denominated in a currency other than the functional currency of a Group company.	• This risk arises for financial reporting purposes only when the results of the Group's EE subsidiaries are converted from transaction currencies to Euros and/or Rands, resulting in the recognition of foreign currency gains/losses and foreign currency translation reserves. • This risk is mitigated by diversifying the Group's activities across various transaction/functional currencies. At 30 June 2026, the Group's net asset value was denominated 75% (2025: 73%) in Rands, 24% (2025: 25%) in Euros and 1% (2025: 2%) in US Dollars. • This risk cannot be hedged.
Transaction/settlement currency The risk arising from changes in the exchange rate between the transaction currency and the currency in which income/ expenses/ assets/ liabilities are settled.	
The Group is exposed to this risk as follows: • Guarantees provided by Hyprop for Euro- denominated borrowings of subsidiaries in the EE portfolio, which are secured against Hyprop's Rand denominated investment properties; • Dividends received in Euros from subsidiaries in the EE portfolio.	**GROUP / SA** • Hyprop has provided guarantees for loans and facilities of €70m (2025: €85m) to subsidiaries in the EE portfolio. These guarantees are secured against Hyprop's Rand denominated investment properties, exposing the Group to risk (including an increase in the LTV ratio) in times of Rand weakness. This risk is being mitigated by reducing the guaranteed Euro loans/facilities, with a further reduction of €15m in the current year. The risk is considered manageable at the current levels. • The Group has a formal foreign currency hedging policy in terms of which between 50% and 75% of known, or reasonably predictable, cash flow items can be hedged up to 18 months in advance using foreign exchange collars or forward exchange contracts.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N4 Currency risk and sensitivity (continued)
N4.1 Risk and mitigation (continued)

Currency risk arises in the following circumstances:

Risk	Effect on the Group and mitigating actions
Transaction/settlement currency The risk arising from changes in the exchange rate between the transaction currency and the currency in which income/ expenses/ assets/ liabilities are settled.	
• Euro-denominated borrowings in the EE portfolio where transaction currency is Macedonian Denar. • Companies in the EE portfolio receive their revenue either in Euro or the local currency equivalent of Euro, while expenditure with local service providers is in local currency.	**EE** • Bulgaria formally adopted the Euro as its currency from 1 January 2026; • The exchange rate between the North Macedonian Denar and the Euro has historically been relatively stable; • Cash amounts are converted from transaction currencies to Euro on an regular basis to reduce the impact of exchange rate fluctuations; • Where possible, rentals payable by tenants are indexed to the Euro.

Refer to note D4 - *Net foreign exchange (losses)/gains* for details of the foreign exchange (losses)/gains recognised by the Group.

The following significant exchange rates were applied during the year:
Average rates are for the 12 months ending 30 June in each year and Spot rates are at 30 June.

	AVERAGE RATE		SPOT RATE	
	2026	2025	2026	2025
Rand/Euro	19.72	19.74	18.69	20.83
Rand/ US Dollar	16.91	18.16	16.41	17.78
Macedonian Denar/Euro	61.62	61.55	61.69	61.66

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N4 Currency risk and sensitivity (continued)

N4.2 Financial exposure - Currency

The transaction currency carrying values of the Group's financial assets and liabilities denominated in foreign currencies are as follows:

	2026			2025	
GROUP	**Transaction currency[1]**	**ZAR equivalent**		**Transaction currency[1]**	**ZAR equivalent**
Carrying values	**€'000**	**R'000**	**$'000**	**€'000**	**R'000**
Amounts recognised on the SFP					
Loans receivable – non-current	1 422	26 581	-	2 426	50 539
Loans receivable – current	1 004	18 767	-	1 004	20 916
Trade and other receivables	4 402	82 304	-	4 732	98 578
Cash and cash equivalents	27 818	519 984	366	23 108	487 900
Asset exposure	**34 646**	**647 636**	**366**	**31 270**	**657 933**
Borrowings – non-current	(261 775)	(4 893 282)	-	(289 320)	(6 027 201)
Borrowings – current	(21 883)	(409 052)	-	(12 439)	(259 133)
Trade and other payables	(11 230)	(209 939)	-	(9 942)	(207 115)
Non-derivative liabilities exposure	**(294 888)**	**(5 512 273)**	**-**	**(311 701)**	**(6 493 449)**
Derivative financial assets	1 245	23 272	-	2 040	42 498
Derivative financial liabilities	(544)	(10 169)	-	(2 443)	(50 893)
Net asset/(liability) exposure	**(259 541)**	**(4 851 534)**	**366**	**(280 834)**	**(5 843 911)**
COMPANY					
Amounts recognised on the SFP					
Other receivables - Dividends	19 500	387 130	-	14 200	295 916
Asset exposure	**19 500**	**387 130**	**-**	**14 200**	**295 916**
Financial guarantees – non-current	(31)	(589)	-	(79)	(1 648)
Financial guarantees – current	(9)	(166)	-	(13)	(271)
Non-derivative liabilities exposure	**(40)**	**(755)**	**-**	**(92)**	**(1 919)**
Net asset exposure	**19 460**	**386 375**	**-**	**14 108**	**293 997**

[1] Notwithstanding that the transaction currency for the EE portfolio's operations in North Macedonia is the North Macedonian Denar (MKD), balances denominated in this currency are included in the Euro column above as the exchange rate of the MKD against the Euro is virtually unchanged from 2024 to 2026.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N4 Currency risk and sensitivity (continued)

N4.3 Sensitivity

The sensitivity analysis below shows the effect of a change in foreign currency exchange rates on equity (net of tax) and Profit or loss of the Group's European segmental profits as well as the effect of the Euro denominated dividend on the Company results.

Effect on profit or loss and equity (net of tax)[2]
Value changes are reflected as increase in profit or equity (positive) and reduction in profit or equity (negative).

			GROUP		COMPANY	
		% change both years	2026	2025	2026	2025
Rand/Euro	Strengthening	10.0	(67 735)	(99 051)	(38 713)	(29 592)
Rand/US Dollar	Strengthening	10.0	n/a	19 724	n/a	n/a
Rand/Euro	Weakening	10.0	67 735	99 051	38 713	29 592
Rand/US Dollar	Weakening	10.0	n/a	(19 724)	n/a	n/a

[2] While the Group is exposed to the North Macedonian Denar no separate sensitivity analysis is included for changes in this exchange rate as the North Macedonian Denar exchange rate against the Euro is virtually unchanged from 2024 to 2026.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N5 Credit risk and sensitivity

N5.1 Risk and mitigation

Credit risk is the risk of financial loss due to counterparties not meeting their contractual obligations when due.

The Group is exposed to credit risk due to its trade and other receivables, cash and cash equivalents, loans receivable and derivative instruments.

Exposure	Mitigation
Trade receivables	
The maximum exposure to credit risk in respect of trade receivables at the reporting date is the fair value of each class of receivable.	Save for national tenants, a deposit in the form of cash or a bank guarantee is obtained from tenants in terms of Hyprop's deposit policy. Furthermore, and only if required, a deed of suretyship may be obtained on behalf of a tenant.
Other receivables	
The maximum exposure to credit risk in respect of other receivables is the gross balance receivable.	Other receivables are generally small balances due from related parties, withholding tax and dividend receivables. Where significant (as sometimes is the case for dividends and withholding taxes) recovery is not in doubt as solvency and liquidity testing precedes the declaration of dividends, and offset is typically available for withholding taxes. Other balances with related parties are immaterial.
Loans receivable	
The maximum exposure to credit risk in respect of loans receivable at the reporting date is the fair value of each class of loan receivable.	The credit risk in respect of loans receivable is generally mitigated by agreements with the counterparty. These agreements contain terms which provide legal protection for the Group, including security over assets (or residual assets) of the borrower, as is normal in such agreements.
Cash and cash equivalents	
The maximum exposure to credit risk in respect of cash and cash equivalents is the outstanding balance on deposit with the respective financial institution.	Group companies manage their exposure to credit risk by placing funds with a range of leading banks and highly rated money market funds in the countries in which they operate. Exposure levels to each financial institution are monitored regularly.
Derivatives	
The maximum exposure to credit risk in respect of derivative instruments at the reporting date is the fair value of the derivative instruments.	Group companies manage their exposure to credit risk by transacting only with leading South African and European banks. Certain derivative instruments are governed by industry standard International Swap and Derivative Association (ISDA) agreements.

Expected credit losses
ECLs are a probability-weighted estimate of potential credit losses (i.e. the present value of all expected cash shortfalls) over the expected life of the financial instrument. The 3 parameters used to measure expected credit losses are the probability of default (PD), loss given default (LGD), and exposure at default (EAD).

ECLs are broadly categorised as:

Lifetime ECLs The ECLs that result from all possible default events over the expected life of the financial instrument.
12 month ECLs The ECLs that are possible within 12 months of the reporting date.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N5 Credit risk and sensitivity (continued)

N5.2 Financial exposure - Credit

The Group considers its gross maximum credit risk exposure per asset class, without taking into account any collateral, financial guarantees or accumulated expected credit losses recognised, to be as follows:

		GROUP		COMPANY	
	Reference	2026	2025	2026	2025
Gross loans receivable - external[1]	F1.2/N5.3.2	58 972	149 823	13 624	78 368
Gross loans receivable - Related parties[1]	F1.2/N5.3.2	-	6 784	52 556	64 381
Loans receivable - FVTPL	F1.2	114 691	-	-	-
Gross trade receivables	F2.3/N5.4.3	216 893	184 609	161 384	118 533
Gross other receivables - financial instruments	F2.4	63	164	387 130	295 916
Cash and cash equivalents	F3.3	1 676 436	1 151 015	1 150 344	656 541
Cash and cash equivalents - held-for-sale	E9.4	-	1 421	-	1 421
Derivative assets		79 736	52 180	56 464	9 682
		2 146 791	**1 545 996**	**1 821 502**	**1 224 842**

[1] For details of collateral held for loans receivable refer to note F1.7 - *Loan details.*

N5.3 Loans receivable

N5.3.1 Loans receivable: ECL - general approach

Loans receivable consist of vendor loan funding to purchasers of assets sold by the Group, and loans to subsidiaries. Loans are measured at amortised cost and are subject to the general approach when calculating expected credit losses, or at FVTPL.

For loans carried at amortised cost, the Group has considered the debtors' compliance with their loan obligations, current and projected financial performance, planned disposals of major assets and attendant costs, external debts, changes to the capital structure, market values of underlying assets and future cash flows as well as security held by the Group and current and expected economic conditions, as applicable, to calculate ECLs.

Assumptions applied to the recognition of ECLs and interest income at each stage of impairment of loans receivable:

Stage	Assumptions	ECLs	Recognition of interest
Stage 1 Performing	Loans whose credit risk is in line with the original expectation and whose contractual payments are up to date.	12 month ECLs	Effective interest calculated on the gross carrying amount.
Stage 2 Doubtful	Loans whose credit risk has increased significantly since initial recognition. A significant increase in credit risk is presumed if interest and/or principal payments are 30 days past due or a review of the debtors' financial information reveals deteriorating debt servicing capacity and/or NAV.	Lifetime ECLs	Effective interest calculated on the gross carrying amount.
Stage 3 In default	Interest and/or principal payments are 60 days past due or a review of the debtors' financial information reveals deteriorating debt servicing capacity and/or NAV, and no agreement to remedy this has been reached between the parties.	Lifetime ECLs	Effective interest calculated on the net carrying amount.
Write off	A loan in default is written off when there is no prospect of recovery of the amount and/or an agreement to this effect has been reached between the parties.	Loan is written off	Accrual of interest is suspended. Any recovery of amounts due is recorded when received.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N5 Credit risk and sensitivity (continued)
N5.3 Loans receivable (continued)

N5.3.2 Stages of impairment

GROUP

2026	Stage of impairment	ECLs	Gross carrying amount	Accumulated ECLs	Net carrying amount
Loans receivable – external	Stage 1	12 month ECL	58 972	-	**58 972**
Total			**58 972**	**-**	**58 972**
2025					
Loans receivable – external	Stage 1	12 month ECL	149 823	-	**149 823**
Loans receivable – Related parties	Stage 3	Lifetime ECLs (In default)	6 784	(6 784)	**-**
Total			**156 607**	**(6 784)**	**149 823**

ECL movement reconciliation by stage	Stage 1	Stage 2	Stage 3	Total
Balance at 30 June 2024	**(1 768)**	**-**	**(4 803)**	**(6 571)**
New impairments	-	-	(1 983)	**(1 983)**
Amounts written off/utilised	1 768	-	-	**1 770**
Balance at 30 June 2025	**-**	**-**	**(6 786)**	**(6 784)**
Loans settled	-	-	7 691	**7 691**
Remeasurement of loss allowances	-	-	(905)	**(907)**
Balance at 30 June 2026	**-**	**-**	**-**	**-**

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N5 Credit risk and sensitivity (continued)
N5.3 Loans receivable (continued)
N5.3.2 Stages of impairment (continued)

COMPANY

2026	Stage of impairment	ECLs	Gross carrying amount	Accumulated ECLs	Net carrying amount
Loans receivable – external	Stage 1	12 month ECL	13 624	-	**13 624**
Loans receivable – Related parties	Stage 2	Lifetime ECLs (not credit impaired)	52 556	(16 417)	**36 139**
Loans receivable – Related parties	Stage 3	Lifetime ECLs (credit impaired)	12 009	(12 009)	**-**
Total			**78 189**	**(28 426)**	**49 763**
2025					
Loans receivable – external	Stage 1	12 month ECL	78 368	-	**78 368**
Loans receivable – Related parties	Stage 2	Lifetime ECLs (not credit impaired)	46 769	(21 076)	**25 693**
Loans receivable – Related parties	Stage 3	Lifetime ECLs (credit impaired)	17 612	(17 612)	**-**
Total			**142 749**	**(38 688)**	**104 061**

ECL movement reconciliation by stage	Stage 1	Stage 2	Stage 3	Total
Balance at 30 June 2024	-	(28 779)	(12 093)	**(40 872)**
Remeasurement of loss allowances	-	7 703	(5 519)	**2 184**
Balance at 30 June 2025	**-**	**(21 076)**	**(17 612)**	**(38 688)**
Loans settled	-	-	7 691	**7 691**
Remeasurement of loss allowances	-	4 659	(2 088)	**2 571**
Balance at 30 June 2026	**-**	**(16 417)**	**(12 009)**	**(28 426)**

N5.3.3 Transfers between Stages of impairment

No loans moved in any direction between stages 1, 2 and 3 in either year presented.

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N5 Credit risk and sensitivity (continued)

N5.4 Trade receivables

N5.4.1 Trade receivables: ECL - simplified approach

Trade receivables consist of lease receivables for rentals, deposits and recoveries due from tenants. They are measured at amortised cost and subject to the simplified approach when calculating expected credit losses.

The Group applies the simplified approach to determine the expected credit losses for trade receivables resulting in a calculation of lifetime expected credit losses. ECLs are calculated on an individual receivable level taking into account projected loss levels and economic factors affecting the particular mall or type of retailer. With respect to the European portfolio, tenant deposits are taken into consideration when calculating the ECLs, due to limitations on when the deposit may be applied/used, whereas in South Africa, tenant deposits are not taken into consideration when calculating ECLs.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, among others, insolvency or significant financial difficulties for the tenant, default on payment terms and vacation or abandonment of the leased premises. Impaired trade receivables are derecognised when all reasonable efforts to collect the amounts outstanding have failed and they are assessed as uncollectible.

Trade receivables are considered to be in default when the debtor is in breach of the terms of their lease.

The main indicators of default or potential default are non-payment of rental or other charges, a deterioration in trading performance of the tenant, financial difficulties for the tenant and/or insolvency or entering into business rescue.

N5.4.2 Total receivables by geographic segment

GROUP

2026	**SA**	**EE**	**Total**
Gross trade receivables	161 862	55 031	**216 893**
Cumulative ECLs	(30 558)	(4 613)	**(35 171)**
Net carrying amount	**131 304**	**50 418**	**181 722**
2025			
Gross trade receivables	118 683	65 926	**184 609**
Cumulative ECLs	(29 941)	(5 760)	**(35 701)**
Net carrying amount	**88 742**	**60 166**	**148 908**

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N5 Credit risk and sensitivity (continued)
N5.4 Trade receivables (continued)

N5.4.3 Aged receivables and ECLs

GROUP

2026	Current	30 days	60 days	90+ days	Total
Gross trade receivables	170 601	10 752	4 874	30 666	**216 893**
Impaired	10 658	5 982	2 712	23 687	**43 039**
Not impaired	159 943	4 770	2 162	6 979	**173 854**
Cumulative ECLs	(6 936)	(4 718)	(2 306)	(21 211)	**(35 171)**
Net carrying amount	**163 665**	**6 034**	**2 568**	**9 455**	**181 722**
% of Gross trade receivables that are impaired	6%	56%	56%	77%	**20%**
ECLs as % of impaired trade receivables	65%	79%	85%	90%	**82%**

2025					
Gross trade receivables	130 218	13 988	5 742	34 661	**184 609**
Impaired	11 573	7 235	4 229	27 167	**50 204**
Not impaired	118 645	6 753	1 513	7 494	**134 405**
Cumulative ECLs	947	(5 621)	(3 657)	(27 370)	**(35 701)**
Net carrying amount	**131 165**	**8 367**	**2 085**	**7 291**	**148 908**
% of Gross trade receivables that are impaired	9%	52%	74%	78%	**27%**
ECLs as % of impaired trade receivables	(8%)	78%	86%	101%	**71%**

COMPANY

2026					
Gross trade receivables	122 906	9 985	3 771	24 722	**161 384**
Impaired	10 658	5 813	2 544	19 388	**38 403**
Not impaired	112 248	4 172	1 227	5 334	**122 981**
Cumulative ECLs	(6 936)	(4 572)	(2 138)	(16 912)	**(30 558)**
Net carrying amount	**115 970**	**5 413**	**1 633**	**7 810**	**130 826**
% of Gross trade receivables that are impaired	9%	58%	67%	78%	**24%**
ECLs as % of impaired trade receivables	65%	79%	84%	87%	**80%**

2025					
Gross trade receivables	78 725	9 405	4 638	25 765	**118 533**
Impaired	11 365	6 985	3 938	21 917	**44 205**
Not impaired	67 360	2 420	700	3 848	**74 328**
Cumulative ECLs	1 030	(5 433)	(3 386)	(22 152)	**(29 941)**
Net carrying amount	**79 755**	**3 972**	**1 252**	**3 613**	**88 592**
% of Gross trade receivables that are impaired	14%	74%	85%	85%	**37%**
ECLs as % of impaired trade receivables	(9%)	78%	86%	101%	**68%**

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)
N5 Credit risk and sensitivity (continued)
N5.4 Trade receivables (continued)

N5.4.4 Exposure and mitigating balances

	Reference	GROUP 2026	GROUP 2025[3]	COMPANY 2026	COMPANY 2025
Maximum exposure		181 722	148 908	130 826	88 592
Gross trade receivables	F2.3	216 893	184 609	161 384	118 533
Cumulative ECLs	F2.3/N5.4.5	(35 171)	(35 701)	(30 558)	(29 941)
Mitigating balances/security[2]		654 019	635 216	311 923	276 508
Bank guarantees on behalf of tenants in favour of the Group		397 620	471 783	174 869	172 765
Corporate/Group Company guarantees		59 946	-	1 315	-
Tenant deposits held by the Group	I2.3	196 453	163 433	135 739	103 743

Excludes assets classified as held-for-sale

N5.4.5 ECL Movement for the year

Balance at the beginning of the year		35 701	39 031	29 941	33 279
Changes in ECLs - trade receivables	SOCI	6 043	13 614	4 301	13 301
Receivables written off during the year[1]		(5 880)	(17 369)	(3 684)	(16 639)
Currency translation difference		(693)	425	-	-
Balance at the end of the year		**35 171**	**35 701**	**30 558**	**29 941**

[1] Balances written off are no longer subject to enforcement activities.
[2] Change in presentation - Corporate/Group Company guarantees have been separated from Bank guarantees in the current year.
[3] Change in presentation - the prior year ECL movement reconciliation (N5.4.5) is presented excluding discontinued operations - the amounts for discontinued operations are disclosed in Note E9.3 - *Summarised SOCI.*

Notes to the consolidated and separate financial statements continued

N Financial risk management (continued)

N5 Credit risk and sensitivity (continued)

N5.5 Other receivables: ECL - general approach

Included in other receivables for the current year are prepayments and municipal deposits to which the Group has applied the general approach when calculating ECLs. The application of this approach on other receivables had an immaterial impact.

N5.6 Cash and cash equivalents

N5.6.1 Cash and cash equivalents: ECL - general approach

Cash and cash equivalents comprise cash deposits with leading banks and units held in money market funds in the jurisdictions in which the Group companies operate. Impairment losses on cash and cash equivalents are measured on a 12-month expected credit loss basis. No material ECLs are anticipated in respect of cash and cash equivalents given the strong credit ratings and/or financial position and standing of the counterparties.

The exposure concentration of cash and cash equivalents with each financial institution, are as follows:

N5.6.2 Exposure concentration - % of cash balances

	Credit rating			
South Africa	**2026**	**2025**	**2026**	**2025**
ABSA Bank Ltd	Ba2	Ba2	29.8	17.6
Standard Bank Group	Ba2	Ba2	19.7	14.1
Nedbank Group	Baa3	Ba3	19.4	6.2
Rand Merchant Bank/FirstRand Group	Ba2	Ba2	10.5	1.1
Sanlam	n/a	Aa1	-	60.9
Investec Ltd	Baa3	Ba3	12.3	0.0
RSA - treasury bonds	Ba2	n/a	8.0	-
Other	n/a	n/a	0.3	0.1
Total exposure - South Africa			**100.0**	**100.0**
Europe				
DSK Bank	BBB-	BBB-	13.2	16.8
Raiffeisen Bank Austria d.d.	Baa1	Baa2	24.2	20.1
Erste Group Bank AG	A1	A1	32.2	28.7
Komercijalna Banka AD Skopje	Unrated	Unrated	20.9	21.6
Nedbank	BB	BB-	-	0.1
Standard Bank Group	BB	BB-	9.5	12.7
Total exposure - Europe			**100.0**	**100.0**

Notes to the consolidated and separate financial statements continued

O Other information

O1 Events after the reporting date

O1.1 Dividend declaration

On 8 September 2026 the Board resolved to declare a final dividend for the 2026 financial year of 232.90384 cents per share.

O1.2 Acquisition of Galleria Burgas

On 22 May 2026 Balkan Retail, a wholly-owned Group company, concluded an agreement to acquire all the shares in Galleria Burgas EAD, the owner of the Galleria Burgas shopping centre in Burgas, Bulgaria from MAS Property Holdings plc for a net purchase price of €53.5m (R1bn). The transaction was implemented on 31 July 2026.

O1.3 Capital raise

On 15 July 2026 the Company raised R739m of new equity by issuing 12 631 505 new shares at R58.50 per share pursuant to its general authority to issue shares for cash. The proceeds will be utilised 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.

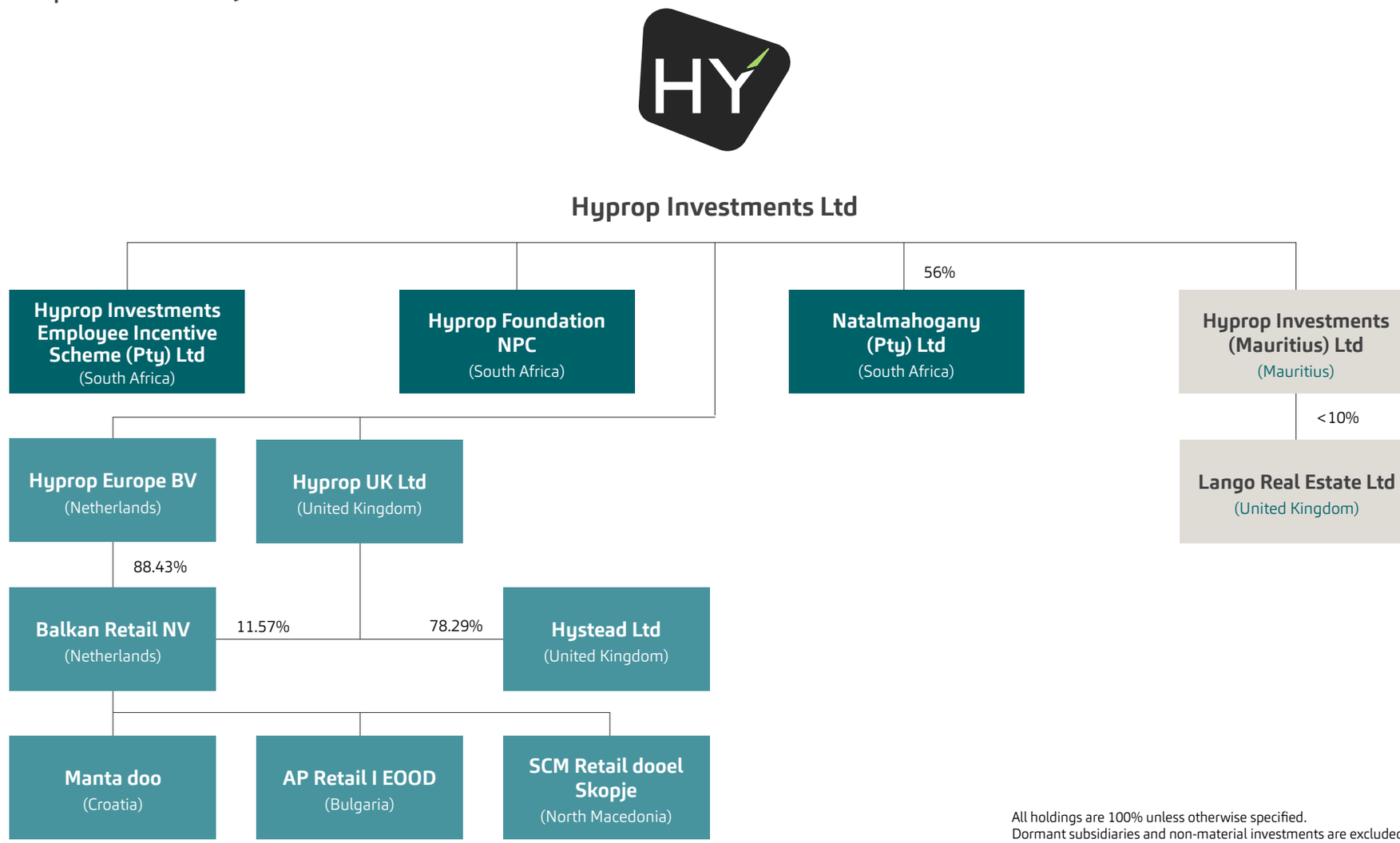
O1.4 Release of Mortgage bond over Clearwater Mall

Subsequent to 30 June 2026, the mortgage bond over 40% of Clearwater Mall was released by the lender and the fair value of the unencumbered investment property increased to R9.4bn.

Notes to the consolidated and separate financial statements continued

0 Other information (continued)

02 Group Structure as at 30 June 2026



All holdings are 100% unless otherwise specified.
Dormant subsidiaries and non-material investments are excluded.

Notes to the consolidated and separate financial statements continued

0 Other information (continued)

03 Subsidiaries

The Group's direct and indirect holdings in subsidiaries are summarised below:

Name and Country of incorporation/ operation	Status	Nature of activities	2026 % held[1]	2025 % held[1]
Incorporated in South Africa				
Hyprop Investments Employee Incentive Scheme (Pty) Ltd	Active	Hedging the obligations arising from share awards made to employees.	100	100
Hyprop Foundation NPC	Active	Coordination of Hyprop's corporate social investment initiatives.	100	100
African Land Investments (Pty) Ltd	Dormant[2]	Dormant[2]	100	100
Natalmahogany (Pty) Ltd	Active	Developer and operator of NTER	56.04	56.04
Hyprop Landowner (Pty) Ltd *(previously: PSV Investments (Pty) Ltd)*	Dormant[2]	Dormant[2]	100	100
Incorporated in the United Kingdom				
Hyprop UK Ltd	Active	Intermediate holding company	100	100
Hystead Ltd	Active	Intermediate holding company	78.29	78.29
Incorporated in the Netherlands				
Hyprop Europe BV	Active	Holding company for European subsidiaries	100	100
Balkan Retail NV	Active	Intermediate holding company	100	100
Incorporated in North Macedonia				
SCM Retail dooel Skopje	Active	Owner of Skopje City Mall	100	100
Incorporated in Bulgaria				
AP Retail I EOOD	Active	Owner of The Mall, Sofia	100	100
Incorporated in Croatia				
Manta doo	Active	Owner of City Center one East and City Center one West	100	100
Incorporated in Mauritius				
Hyprop Investments (Mauritius) Ltd	Active	Intermediate holding company	100	100

[1] Proportion of ownership interest and voting power held by the Group.
[2] Dormant company means a company that is not trading and has no income.

Notes to the consolidated and separate financial statements continued

0 Other information (continued)

04 Joint arrangements and associates

The Group's direct and indirect holdings in joint operations and associates (and the resultant effective economic interests) are summarised below:

			2026	2025
Name	**Principal place of business**	**Partner/co-investor**	**% held**	**% held**
Joint operations				
Canal Walk Shopping Centre	Cape Town, South Africa	Ellerine Brothers	80	80
The Glen Shopping Centre	Johannesburg, South Africa	Ellerine Brothers	75.16	75.16
Woodlands Boulevard	Pretoria, South Africa	Primegrowth Retail Property, Witfontein Mile, and Twin City Trading 2	50	n/a
Associates				
Coventurist (Pty) Ltd	South Africa	EmpiriQ	-	50

05 Properties

Properties in which the group has direct/indirect interests.

SOUTH AFRICA	% held
Canal Walk	80
The Glen	75.16
CapeGate	100
Clearwater Mall	100
Hyde Park Corner	100
Rosebank Mall	100
Somerset Mall	100
Table Bay Mall	100
Woodlands Boulevard	50
17 Baker Street[1]	100
Cradock Heights[1]	100

EUROPE	% held
City Center one East	100
City Center one West	100
Skopje City Mall	100
The Mall	100

[1] Stand-alone offices.

Notes to the consolidated and separate financial statements continued

P Property disclosures

P1 JSE property disclosures

P1.1 Detailed property disclosures

Listed companies that carry out property-related activities are subject to additional disclosure requirements relating to their property portfolio and financial information in terms of the JSE Listings Requirements. The tables below include 100% of co-owned properties.

		TOTAL			RETAIL					OFFICE					TOTAL
GROUP 2026	Location	Lease Revenue attributable to the Group R'000	Total GLA m²	Rent R /m²	Lease Revenue attributable to the Group R'000	GLA m²	Vacancy m²	Vacancy %	Weigthed Average Rental escalation %	Lease Revenue attributable to the Group R'000	GLA m²	Vacancy m²	Vacancy %	Weigthed Average Rental escalation %	Average annualised property yield %
Geographical profile															
South Africa		**2 310 139**	**722 062**	**294**	**2 247 941**	**677 315**	**22 413**	**3.3**	**6.1**	**62 198**	**44 747**	**5 582**	**12.5**	**6.8**	**7.0**
Gauteng		1 002 440	366 749	245	950 714	331 335	17 109	5.2	6.1	51 726	35 414	5 082	14.4	6.8	7.6
Western Cape		1 307 699	355 313	343	1 297 227	345 980	5 304	1.5	6.0	10 472	9 333	500	5.4	6.7	6.6
Sectoral profile															
Retail		**2 296 281**	**715 206**	**295**	**2 247 941**	**677 315**	**22 413**	**3.3**	**6.1**	**48 340**	**37 891**	**2 952**	**7.8**	**6.9**	**7.0**
Super regional															
Canal Walk	Cape Town		155 893	417		146 560	2 725	1.9			9 333	500	5.4		
Large regional															
Clearwater Mall	Johannesburg		85 684	286		85 684	6 512	7.6							
The Glen	Johannesburg		78 374	229		78 374	5 509	7.0							
Woodlands Boulevard	Pretoria		73 144	213		73 144	3 670	5.0							
CapeGate	Cape Town		64 687	293		64 687	315	0.5							
Somerset Mall	Somerset West		73 549	331		73 549	-	-							
Rosebank Mall	Johannesburg		84 581	215		66 122	764	1.2			18 459	1 843	10.0		
Table Bay Mall	Cape Town		61 184	223		61 184	2 264	3.7							
Regional															
Hyde Park Corner	Johannesburg	13 901	38 110	329		28 011	654	2.3			10 099	609	6.0		
Offices (Stand alone)		**13 858**	**6 856**	**168**	**-**	**-**	**-**	**-**		**13 858**	**6 856**	**2 630**	**38.4**	**6.2**	**8.2**
Total South African portfolio		**2 310 139**	**722 062**	**294**	**2 247 941**	**677 315**	**22 413**	**3.3**	**6.1**	**62 198**	**44 747**	**5 582**	**12.5**	**6.8**	**7.0**

Notes to the consolidated and separate financial statements continued

P Property disclosures (continued)

P1 JSE property disclosures (continued)

P1.1 Detailed property disclosures (continued)

		TOTAL			RETAIL					OFFICE					TOTAL
GROUP 2026	Location	Lease Revenue attributable to the Group R'000	Total GLA m²	Rent R /m²	Lease Revenue attributable to the Group R'000	GLA m²	Vacancy m²	Vacancy %	Weigthed Average Rental escalation %	Lease Revenue attributable to the Group R'000	GLA m²	Vacancy m²	Vacancy %	Weigthed Average Rental escalation %	Average annualised property yield %
Geographical profile															
Europe[1]		**1 516 021**	**187 969**	**672**	**1 516 021**	**187 969**	**133**	**0.1**	**2.7**						**8.4**
Sectoral profile															
Retail		**1 516 021**	**187 969**	**672**	**1 516 021**	**187 969**	**133**	**0.1**	**2.7**						**8.4**
City Center one East	Zagreb		47 260	765		47 260	-	-							
City Center one West	Zagreb		42 279	833		42 279	-	-							
The Mall	Sofia		61 611	532		61 619	133	0.2							
Skopje City Mall	Skopje		36 819	601		36 813	-	-							
Total European portfolio		**1 516 021**	**187 969**	**672**	**1 516 021**	**187 969**	**133**	**0.1**	**2.7**						**8.4**
Total group		**3 826 160**	**910 031**	**372**	**3 763 962**	**865 284**	**22 546**	**2.6**		**62 198**	**44 747**	**5 582**	**12.5**	**6.8**	

[1] The majority of contractual rentals are subject to annual/monthly indexation adjustments based on published indices. Certain indexation adjustments are subject to caps.

Notes to the consolidated and separate financial statements continued

P Property disclosures (continued)

P1 JSE property disclosures (continued)

P1.2 Tenant grading

Tenants in the portfolio are categorised by grade as follows:

A grade: Large national tenants, large listed tenants and major franchises (including all national retailers and tenants in large listed groups).

B grade: Smaller national and listed tenants, medium-sized franchises, medium to large retailers.

C grade: Smaller line stores.

2026	Portfolio lease income[1] R'000	Lease revenue attributable to the Group R'000	Revenue contribution %	Rentable area (GLA) m²	GLA contribution %	Revenue per m² / month (Rands)
South Africa						
A grade	1 411 483	1 289 973	55.7	473 811	68.3	248
B grade	655 800	594 068	25.9	130 945	18.9	417
C grade (721 tenants)	468 258	419 041	18.4	89 311	12.8	437
Total	**2 535 541**	**2 303 082**	**100.0**	**694 067**	**100.0**	**304**
Europe						
A grade		654 342	43.8	118 861	63.2	459
B grade		646 681	43.3	57 815	30.8	932
C grade (145 tenants)		214 998	12.9	11 293	6.0	1 587
Total		**1 516 021**	**100.0**	**187 969**	**100.0**	**672**
Total portfolio						
A grade		1 944 315	50.9	592 672	67.2	290
B grade		1 240 749	32.5	188 760	21.4	575
C grade (856 tenants)		634 039	16.6	100 604	11.4	566
Total		**3 819 103**	**100.0**	**882 036**	**100.0**	**383**

[1] Portfolio lease income refers to the total lease income for the properties (notwithstanding that the Group may have a lower ownership percentage) and is used to calculate the Revenue contribution and Revenue per m².

Notes to the consolidated and separate financial statements continued

P Property disclosures (continued)

P1 JSE property disclosures (continued)

P1.3 Lease expiry profiles

P1.3.1 Lease expiry profile by revenue (%)

	FY2027	FY2028	FY2029	FY2030	FY2031+
South Africa					
Retail	27.2	21.7	16.4	15.1	19.6
Offices	17.8	14.1	19.9	12.0	36.1
Total	**27.0**	**21.5**	**16.5**	**15.0**	**20.0**
Europe					
Retail	10.7	12.9	15.2	20.9	40.3

P1.3.2 Lease expiry profile by rentable area (%)

South Africa	**Vacancy**					
Retail	3.3	21.2	17.4	14.2	15.9	28.0
Offices	12.5	16.0	14.7	13.1	16.3	27.4
Total	**3.9**	**20.9**	**17.2**	**14.1**	**15.9**	**28.0**
Europe						
Retail	0.1	10.3	10.7	15.7	17.7	45.5

SA REIT disclosures

Q SA REIT BPRs

The third edition of the SA REIT Association's best practice recommendations (BPRs) was published in February 2026.

Early adoption and comparative figures
The new BPRs are only effective for Hyprop for the year ended 30 June 2027, however the Group has chosen to adopt the recommendations early. The original BPR calculations for 2025 are presented as well as restated comparative figures based on the new BPRs (where these differ from the previous edition) and exclude discontinued operations where applicable.

Pro-forma information
The SA REIT RATIOs include the calculation of SA REIT Funds from Operations (FFO), Funds from operations per share (FFOPS) and other Pro-forma information as set out in notes Q1 - *SA REIT Funds from Operations per share* to Q11 - *SA REIT interest cover ratio* (collectively referred to as "Pro-forma Financial Information"). Pro-forma Financial Information constitutes Pro-forma measures and is Pro-forma Financial Information in terms of the JSE Listings Requirements.

Basis of preparation: Pro-forma Financial information
The Pro-forma Financial Information has been compiled to provide investors with performance metrics that are commonly used in the industry to enable direct comparison of South African Real Estate Investment Trusts. Due to its nature the Pro-forma Financial Information may not fairly present the results of operations of Hyprop Investments Ltd and the Group.

The Directors are responsible for compiling the Pro-forma Financial Information on the basis of the Applicable Criteria specified in the JSE Listings Requirements and in terms of the Requirements and The Guide on Pro-forma Financial Information issued by SAICA.

Assurance
The Group has obtained independent limited assurance from KPMG on the Pro-forma Financial Information. The remainder of the SA REIT disclosures are not the subject of any independent assurance (See note R - *SA REIT disclosures - unaudited*).

KPMG's limited assurance report on the Pro-forma Financial Information is available on the Group's website at https://www.hyprop.co.za/results-center.php

SA REIT disclosures - Assurance report

Q SA REIT BPRs (continued)

Q1 SA REIT Funds from Operations per share

	Reference	GROUP 2026	GROUP 2025 restated	GROUP 2025
Profit for the year attributable to Shareholders of the Company	SOCI	**3 640 867**	**2 161 757**	**2 167 689**
Accounting/specific adjustments:		**(1 836 619)**	**(819 384)**	**(589 244)**
Changes in fair value - Investment property	SOCI	(1 966 375)	(1 076 888)	(919 671)
Changes in fair value - Other investments	SOCI	57 036	164 256	164 256
Depreciation of owner-occupied property	E2.3	892	892	-
Amortisation of intangible assets	D3.1	79	100	100
Asset impairments (excl. goodwill) and reversals of impairments				
Reversal of impairment of other investments	SOCI	(7 367)	-	-
Changes in ECLs - loans receivable	SOCI	(6 784)	1 983	1 983
Impairment of assets held-for-sale and discontinued operations	C2/E9.3	-	-	73 815
Gains or losses on the modification of financial instruments	SOCI	-	(7 015)	(7 015)
Deferred taxation expense	D6.2	121 942	98 775	98 775
Straight-line rental revenue accrual	D1.2/E1.9	(41 289)	(1 487)	(1 487)
Costs of capital nature expensed		5 247	-	-
Adjustments arising from investing activities:		**-**	**-**	**43**
Loss on disposal - Subsidiaries and equity-accounted entities	C2/E9.3	-	-	43
Foreign exchange and hedging items:		**(82 115)**	**163 646**	**(29 603)**
Changes in fair value - Derivatives	SOCI	(82 115)	163 646	163 646
Reclassified FCTR upon disposal of a foreign operation	C2/E9.3	-	-	(193 249)
Other adjustments:		**14 115**	**76 355**	**32 597**
Impact of above adjustments - Non-controlling interests		-	-	(39 101)
Non-recurring transactions - Discontinued operations		-	4 657	-
Antecedent earnings adjustment		14 115	71 698	71 698
Total SA REIT FFO		**1 736 248**	**1 582 374**	**1 581 482**
Interim SA REIT FFO		882 941	764 495	764 049
Final SA REIT FFO		853 307	817 879	817 433
Number of shares outstanding at the end of the period				
(net of treasury shares)	G1.3	**406 175 335**	**398 838 425**	**398 838 425**
Interim number of shares in issue		406 680 268	379 821 759	379 821 759
Final number of shares in issue		406 175 335	398 838 425	398 838 425
Total SA REIT FFO per share (cents)		**427.5**	**396.7**	**396.5**
Company-specific adjustments		**(18 059)**	**(71 526)**	**1 064**
Capital and other items		(1 483)	(902)	(900)
Unrealised net foreign exchange (gains)/losses	D4	(2 461)	1 074	1 964
Antecedent earnings adjustment		(14 115)	(71 698)	-
Distributable income	B1.1	**1 718 189**	**1 510 848**	**1 582 546**

SA REIT disclosures - Assurance report continued

Q SA REIT BPRs (continued)

Q1 SA REIT Funds from Operations per share (continued)

	Reference	GROUP 2026	2025 restated	2025
Dividend pay-out ratio		82.5%	80.0%	80.0%
Dividend declared		1 418 215	1 205 642	1 205 642
Dividend per share				
Interim dividend		119.0	113.4	113.4
H1 - Interim	B1.3	117.0	113.4	113.4
H1 - Antecedent dividend	B1.3	2.0	-	-
Final dividend		232.9	194.3	194.3
H2 - Final	B1.3	232.1	194.3	194.3
H2 - Antecedent dividend	B1.3	0.8	-	-
Total dividend per share		**351.9**	**307.7**	**307.7**

SA REIT disclosures - Assurance report continued

Q SA REIT BPRs (continued)

Q2 SA REIT reconciliation of cash generated from operations to SA REIT FFO

		GROUP	
	Reference	2026	2025
Cash generated from operations	SCF	**2 954 167**	**2 847 066**
Working capital changes	J1	(33 469)	(5 095)
Depreciation and amortisation	D3.1/D3.2	(177 535)	(155 426)
Changes in ECLs - trade receivables	SOCI	(6 043)	(13 614)
Straight-line rental revenue accrual	D1.2	41 289	1 487
Other non-cash items		(27 333)	(20 681)
Foreign exchange gains	J1	2 462	3 751
Operating income		**2 753 538**	**2 657 488**
Net interest	SOCI	(892 191)	(1 060 211)
Interest received	SOCI	62 691	34 519
Interest paid	SOCI	(954 882)	(1 094 730)
Net income/(loss) before value adjustments		**1 861 347**	**1 597 277**
Adjusted for:		(143 158)	(86 429)
Straight-line rental revenue accrual	D1.2	(41 289)	(1 487)
Normal taxation	D6.2	(106 647)	(93 633)
Distributable income from discontinued operations	C2	-	5 779
Capital items for distribution purposes	B1.1	2 274	66
Non-controlling interests	B1.1	2 504	2 846
Distributable income		**1 718 189**	**1 510 848**
Antecedent earnings adjustment	Q1	14 115	71 698
Capital and other items	Q1	1 483	902
Unrealised foreign exchange losses/(gains)	Q1	2 461	(1 074)
Total SA REIT FFO		**1 736 248**	**1 582 374**

SA REIT disclosures - Assurance report continued

Q SA REIT BPRs (continued)

Q3 SA REIT Net Asset Value

	Reference	GROUP 2026	GROUP 2025 restated	GROUP 2025
Reported NAV attributable to the parent	**SFP**	**26 653 569**	**24 526 183**	**24 526 183**
Adjustments:				
Dividend to be declared/reinvested		-	-	(774 814)
Total derivatives *(excl. FECs)*	H2.2	-	-	37 316
Intangible assets	SFP	-	(82)	(82)
Net deferred taxation liability	SFP	1 383 247	1 389 270	1 389 270
SA REIT NAV		**28 036 816**	**25 915 371**	**25 177 873**
Shares outstanding *(net of treasury shares)*				
Number of shares in issue at period end	G1.3	406 175 335	398 838 425	398 838 425
Effect of dilutive instruments	B4.2	1 442 134	1 491 624	1 491 624
Diluted number of shares outstanding		**407 617 469**	**400 330 049**	**400 330 049**
SA REIT NAV per share (R)		**68.78**	**64.74**	**62.89**

Q4 SA REIT Net total cost-to-income ratio

Expenses			
Property expenses *(incl. municipal expenses)*	SOCI	2 162 840	1 978 114
Utility and operating recoveries		(1 520 956)	(1 423 534)
Operating cost recoveries	D1.2	(452 845)	(437 112)
Municipal recoveries	D1.2	(1 026 580)	(942 028)
Other recoveries	D1.2	(41 531)	(44 394)
Other operating expenses	SOCI	192 416	175 435
Exclude:			
Depreciation: PPE of an administrative nature	D3.2	(1 486)	(1 597)
Amortisation of intangibles	D3.1	(79)	(100)
Other			
Changes in ECLs - trade receivables	SOCI	6 043	13 614
Net costs		**838 778**	**741 932**
Rental income			
Rental and other lease revenue	D1.2	3 826 373	3 675 755
less Operating cost recoveries	D1.2	(452 845)	(437 112)
Contractual rental income excl. recoveries		**3 373 528**	**3 238 643**
SA REIT Net total cost-to-income ratio		**24.9%**	**22.9%**

SA REIT disclosures - Assurance report continued

Q SA REIT BPRs (continued)

Q5 SA REIT Gross total cost-to-income ratio

	Reference	GROUP 2026	GROUP 2025 restated	GROUP 2025
Expenses				
Property expenses	SOCI	2 162 840	1 978 114	1 990 698
Other operating expenses	SOCI	192 416	175 435	179 132
Exclude:				
Depreciation: PPE of an administrative nature	D3.2	(1 486)	(1 597)	(1 609)
Amortisation of intangibles	D3.1	(79)	(100)	(100)
Other				
Changes in ECLs - trade receivables	SOCI	6 043	13 614	17 527
Total costs		**2 359 734**	**2 165 466**	**2 185 648**
Rental income				
Rental and other lease revenue	D1.2	-	-	3 726 689
Recoveries revenue	D1.2	-	-	992 432
Total revenue	SOCI	5 111 663	4 821 858	-
less Straight-line rental revenue accrual	D1.2	(41 289)	(1 487)	-
Gross revenue excl. Straight-lining/Gross rental income		**5 070 374**	**4 820 371**	**4 719 121**
SA REIT Gross total cost-to-income ratio		**46.5%**	**44.9%**	**46.3%**

Q6 SA REIT Net property cost-to-income ratio

Expenses				
Property expenses	SOCI	2 162 840	1 978 114	-
Utility and operating recoveries	Q4	(1 520 956)	(1 423 534)	-
Other				
Changes in ECLs - trade receivables	SOCI	6 043	13 614	-
Net operating costs		**647 927**	**568 194**	**-**
Contractual rental income excl. recoveries	Q4	**3 373 528**	**3 238 643**	**-**
SA REIT Net property cost-to-income ratio		**19.2%**	**17.5%**	**-**

SA REIT disclosures - Assurance report continued

Q SA REIT BPRs (continued)

Q7 SA REIT Gross Property cost-to-income ratio

		GROUP		
	Reference	2026	2025 restated	2025
Expenses				
Property expenses	SOCI	2 162 840	1 978 114	-
Other				
Changes in ECLs - trade receivables	SOCI	6 043	13 614	-
Operating costs		**2 168 883**	**1 991 728**	**-**
Gross revenue excl. Straight-lining	Q5	**5 070 374**	**4 820 371**	**-**
SA REIT Gross Property cost-to-income ratio		**42.8%**	**41.3%**	**-**

Q8 SA REIT net administration cost-to-income ratio

Expenses				
Other operating expenses	SOCI	192 416	175 435	-
Administration costs		**192 416**	**175 435**	**-**
Contractual rental income excl. recoveries	Q4	**3 373 528**	**3 238 643**	**-**
SA REIT net administration cost-to-income ratio		**5.7%**	**5.4%**	**-**

Q9 SA REIT gross administration cost-to-income ratio

Expenses				
Other operating expenses	SOCI	192 416	175 435	179 132
Administration costs		**192 416**	**175 435**	**179 132**
Gross revenue excl. Straight-lining/Gross rental income	Q5	**5 070 374**	**4 820 371**	**4 719 121**
SA REIT gross administration cost-to-income ratio		**3.8%**	**3.6%**	**3.8%**

SA REIT disclosures - Assurance report continued

Q SA REIT BPRs (continued)

Q10 SA REIT loan-to-value ratio

	Reference	GROUP 2026	GROUP 2025
Total borrowings *(incl. held-for-sale)*	H1.2	13 272 689	14 659 520
less Cash and cash equivalents *(incl. held-for-sale)*		(1 676 436)	(1 152 436)
add/less Total derivatives *(excl. FECs)*	H2.2	(40 502)	37 316
Net debt		**11 555 751**	**13 544 400**
Total assets – per SFP	SFP	42 362 514	41 638 400
less:			
Cash and cash equivalents *(incl. held-for-sale)*		(1 676 436)	(1 152 436)
Derivative assets *(excl. FECs)*		(59 144)	(48 681)
Intangible assets	SFP	-	(82)
Trade and other receivables *(incl. held-for-sale)*		(260 676)	(223 895)
Carrying amount of property-related assets		**40 366 258**	**40 213 306**
SA REIT loan-to-value ratio		**28.6%**	**33.7%**

See note H4 - *Covenants and capital management* for details of the Company's loan-to-value ratio, as calculated by the Group's major lenders, and compliance with banking covenants.

Q11 SA REIT interest cover ratio

Gross revenue excl. Straight-lining	Q5	5 070 374	4 820 371
add Other operating income	SOCI	3 275	3 867
less Property expenses	SOCI	(2 162 840)	(1 978 114)
less Other operating expenses	SOCI	(192 416)	(175 435)
Company specific adjustments		174 973	155 426
Depreciation and amortisation	D3.1/D3.2	177 535	155 426
Realised foreign exchange (losses)/gains	D4	(2 562)	-
ICR EBITDA		**2 893 366**	**2 826 115**
Interest expense	SOCI	954 882	1 094 730
less Interest income	SOCI	(62 691)	(34 519)
Net interest		**892 191**	**1 060 211**
SA REIT interest cover ratio		**3.2**	**2.7**

See note H4 - *Covenants and capital management* for details of the Company's interest cover ratio, as calculated by the Group's major lenders, and compliance with banking covenants.

SA REIT disclosures - unaudited

R1 SA REIT Cost of debt

R1.1 Cost of debt - ZAR (%)

	Reference	GROUP 2026	GROUP 2025
Variable interest-rate borrowings			
Floating reference rate plus weighted average margin		8.4	8.8
Pre-adjusted weighted average cost of debt	N3.2.3	**8.4**	**8.8**
add/less:			
Impact of interest rate derivatives		0.1	0.1
Amortised raising fees		*	0.1
All-in weighted average cost of debt	N3.2.3	**8.5**	**9.0**

**Value below 0.1*

R1.2 Cost of debt - EUR (%)

	Reference	GROUP 2026	GROUP 2025
Variable interest-rate borrowings			
Floating reference rate plus weighted average margin	N3.2.3	4.3	4.1
Pre-adjusted weighted average cost of debt		**4.3**	**4.1**
add/less Impact of interest rate derivatives		(0.4)	0.1
All-in weighted average cost of debt	N3.2.3	**3.9**	**4.2**

R2 SA REIT GLA vacancy rate - TOTAL[1]

GLA of vacant space (m^2)		28 128	37 543
GLA of total property portfolio (m^2)	P1.1	910 031	906 281
SA REIT GLA vacancy rate		**3.1%**	**4.1%**

[1] The GLA and vacancy reported above relates to all consolidated properties of the Group incl. those held-for-sale.

SA REIT disclosures - unaudited continued

R3 SA REIT Operating metrics

South Africa	Renewal reversion rate	Renewal success rate - excl. Monthly leases	Renewal success rate - incl. Monthly leases	Tenant Retention rate	Tenant Retention rate	WALE *(weighted by GMR)*	WAULT *(weighted by GMR)*	Revenue Growth *Like-for-like*	NPI[1] Growth *Like-for-like*	Rent/ Turnover	Trading density *(annual)*	Effort Ratio
	%	%	%	% by GLA	% by GMR	%	years	%	%	%	Rands	%
Retail	2.6	87.5	85.9	96.4	95.7	6.3	2.8	7.4	3.5	8.2	47 856	10.2
Offices	1.1	68.7	71.7	95.3	97.9	6.3	4.2	4.9	(4.5)			
Total	**2.5**	**86.5**	**85.0**	**96.3**	**95.8**	**6.3**	**2.8**	**7.4**	**3.5**	**8.2**	**47 856**	**10.2**
Eastern Europe											**Euro**	
Retail	1.4	83.7	83.6	100.0	99.9	3.2	3.2	3.7	13.5	9.9	3 914	12.3

Top 10 tenant groups by GLA

South Africa	2026 %	2025 %
Woolworths	8.9	8.9
Foschini Group	7.5	7.6
Pick n Pay	6.9	7.0
Shoprite Holdings	5.9	5.3
Massmart Holdings	4.7	5.0
Mr Price Group	4.5	4.4
Pepkor Holdings	4.5	4.5
Retailability Group	4.0	4.2
Dis-Chem Group	2.5	2.5
Nu Metro	2.2	2.3

Eastern Europe	2026 %	2025 %
Interspar	7.2	7.2
Inditex Group	7.1	7.1
Peek & Cloppenburg	5.7	5.7
H&M	4.5	4.5
LPP	4.0	4.0
Cineplexx	2.9	2.9
C&A	2.4	2.4
Müller Drogeriemarkt	2.3	2.3
Arena	2.0	2.0
Elipso	1.9	1.9

[1] Net property income

Additional information - unaudited

S1 Five-year review

	GROUP				
	2026	**2025**	**2024**	**2023**	**2022**
Revenue	**5 111 663**	**4 821 858**	**4 484 813**	**4 373 940**	**3 120 763**
Changes in ECLs - trade receivables	(6 043)	(13 614)	(11 945)	16 611	(8 810)
Property expenses	(2 162 840)	(1 978 114)	(1 919 857)	(1 945 030)	(1 375 342)
Net property income	**2 942 780**	**2 830 130**	**2 553 011**	**2 445 521**	**1 736 611**
Other operating income	3 275	3 867	8 925	13 508	32 022
Other operating expenses	(192 416)	(175 435)	(171 422)	(150 527)	(132 266)
Net foreign exchange losses	(101)	(1 074)	(357)	(224 869)	(21 109)
Operating income	**2 753 538**	**2 657 488**	**2 390 157**	**2 083 633**	**1 615 258**
Net interest	(892 191)	(1 060 211)	(946 075)	(854 463)	(493 887)
Interest income	62 691	34 519	68 417	53 040	74 207
Interest expense	(954 882)	(1 094 730)	(1 014 492)	(907 503)	(568 094)
Net operating income	**1 861 347**	**1 597 277**	**1 444 082**	**1 229 170**	**1 121 371**
Loss from equity accounted investments	-	-	-	(150 694)	(68 209)
Net income before value adjustments	**1 861 347**	**1 597 277**	**1 444 082**	**1 078 476**	**1 053 162**
Changes in fair value	1 991 454	748 986	1 009 807	490 171	690 934
Investment property	1 966 375	1 076 888	1 184 603	434 145	459 403
Derivatives	82 115	(163 646)	(174 796)	56 026	238 690
Other investments and loans receivable	(57 036)	(164 256)	-	-	-
Financial asset - Hystead	-	-	-	-	(7 159)
Profit/(loss) on disposal of investment property	-	-	4 951	-	(1 135)
Impairment of goodwill	-	-	-	-	(433 432)
PDI Transaction - additional purchase consideration	-	-	-	(8 775)	-
Impairment of intangible assets	-	-	-	-	(16 197)
Reversal of impairment of other investments	7 367	-	-	-	-
Changes in ECLs - loans receivable	6 784	(1 983)	(3 804)	(2 767)	-
Derecognition of financial guarantees	-	7 015	-	-	65 865
Profit before taxation	**3 866 952**	**2 351 295**	**2 455 036**	**1 557 105**	**1 359 197**
Taxation	(228 589)	(192 408)	(250 131)	(71 581)	(15 024)
Profit for the year - continuing operations	**3 638 363**	**2 158 887**	**2 204 905**	**1 485 524**	**1 344 173**
Loss for the year (after taxation) - discontinued operations	-	(31 820)	(1 449 578)	-	-
Profit for the year	**3 638 363**	**2 127 067**	**755 327**	**1 485 524**	**1 344 173**
Profit for the year attributable to shareholders of the Company *(continuing operations)*	3 640 867	2 161 757	2 208 439	1 521 216	1 345 164
Investment property at fair value *(excluding investment property held-for-sale and discontinued operations)*	39 942 450	38 905 355	37 332 253	34 824 584	32 393 622

Shareholders' information - unaudited

at 30 June 2026

T1 Shareholders analysis

T1.1 Shareholder spread

	Number of shareholders	% of number of shareholders	Number of shares	% of number of shares in issue
1 – 1 000 shares	3 312	53.4	790 836	0.2
1 001 – 10 000 shares	1 834	29.6	6 124 254	1.5
10 001 – 100 000 shares	678	10.9	23 452 137	5.8
100 001 – 1 000 000 shares	296	4.8	93 750 729	23.0
Over 1 000 000 shares	80	1.3	282 640 582	69.5
Total	**6 200**	**100.0**	**406 758 538**	**100.0**

T1.2 Distribution of shareholders

Banks/Brokers	66	1.1	42 054 180	10.3
Close Corporations	48	0.8	1 271 704	0.3
Endowment Funds	66	1.1	2 560 415	0.6
Individuals	4 478	72.1	10 531 654	2.6
Insurance Companies	48	0.8	17 329 888	4.3
Investment Companies	2	0.0	326 685	0.1
Medical Schemes	23	0.4	4 112 383	1.0
Mutual Funds	349	5.6	152 875 139	37.6
Nominees & Trusts	4	0.1	3 189	0.0
Other Corporations	37	0.6	123 604	0.0
Private Companies	223	3.6	9 753 700	2.4
Public Companies	3	0.0	2 022	0.0
Retirement Funds	301	4.9	158 621 291	39.0
Treasury - Hyprop Employee Incentive Scheme	1	0.0	583 203	0.1
Sovereign Wealth Funds	2	0.0	279 403	0.1
Trusts	549	8.9	6 330 078	1.6
Total	**6 200**	**100.0**	**406 758 538**	**100.0**

T1.3 Shareholder type

Non-public shareholders	5	0.1	1 223 845	0.3
Directors	4	0.1	640 642	0.2
Treasury - Hyprop Employee Incentive Scheme	1	0.0	583 203	0.1
Holdings of more than 10%	1	0.0	85 918 925	21.1
Public shareholders	6 194	99.9	319 615 768	78.6
Total	**6 200**	**100.0**	**406 758 538**	**100.0**

T1.4 Beneficial holdings greater than 5% of the issued shares

Government Employees Pension Fund	85 918 925	21.1
Ninety One	22 018 606	5.4
Eskom Pension and Provident Fund	20 378 894	5.0
Total	**128 316 425**	**31.5**

Shareholders' information - unaudited continued

at 30 June 2026

T2 Shareholders' diary

	Provisional dates
Financial year end	30 June 2026
Publication of financial results[1]	September 2026
Annual report available to shareholders[1]	October 2026
Annual general meeting[1]	November 2026
Publication of interim results[1]	March 2026

[1] These dates are provisional and are subject to change.

T3 Distribution details

Cents per share	2026	2025
Interim dividend *(including an antecedent dividend of 2.0 cents)*	119.0	113.4
Final dividend *(including an antecedent dividend of 0.8 cents)*	232.9	194.3
Total	**351.9**	**307.7**

Declaration of final dividend

Notice is hereby given that the Board has declared a final dividend of 232.90384 cents per share for the year ended 30 June 2026, comprising a final dividend of 232.07236 cents per share and an antecedent dividend of 0.83148 cents per share.

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

Last date to trade cum dividend	Tuesday, 6 October 2026
Shares trade ex dividend	Wednesday, 7 October 2026
Record date	Friday, 9 October 2026
Payment date	Monday, 12 October 2026

The above dates and times are subject to change. Any changes will be released on SENS.

Share certificates may not be dematerialised or rematerialised between Wednesday, 8 October 2025 and Friday, 10 October 2025, both days inclusive.

In respect of dematerialised shareholders, the dividend will be transferred to the Central Securities Depository Participant ("CSDP") accounts/broker accounts on Monday, 12 October 2026. Certificated shareholders' dividend payments will be posted on or about Monday, 12 October 2026.

Ordinary shares of no par value in issue at 8 September 2026:	419 390 043
Income tax reference number of Hyprop Investments Limited:	9425177715

Shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No 58 of 1962 (Income Tax Act). The dividends on the shares will be taxable dividends for South African tax purposes in terms of section 25BB of the Income Tax Act.

Tax implications for SA resident shareholders

Dividends received by or accrued to SA tax residents must be included in the gross income of such shareholders and will not be exempt from income tax in terms of the exclusion to the general dividend exemption contained in section 10(1)(k)(i)(aa) of the Income Tax Act because they are dividends distributed by a REIT. These dividends are, however, exempt from dividend withholding tax (dividend tax) in the hands of SA resident shareholders, provided that the SA resident shareholders have provided to the CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares, a DTD(EX) form (dividend tax: declaration and undertaking to be made by the beneficial owner of a share) to prove their status as SA residents. If resident shareholders have not submitted the above-mentioned documentation to confirm their status as SA residents, they are advised to contact their CSDP or broker, as the case may be, to arrange for the documents to be submitted before the dividend payment.

Shareholders' information - unaudited continued

at 30 June 2026

T3 Distribution details (continued)

Tax implications for non-resident shareholders

Dividends received by non-resident shareholders from a REIT will not be taxable as income and instead will be treated as ordinary dividends, which are exempt from income tax in terms of the general dividend exemption section 10(1)(k) of the Income Tax Act. Any dividend received by a non-resident from a REIT is subject to dividend tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation (DTA) between SA and the country of residence of the non-resident shareholder.

Assuming dividend tax will be withheld at a rate of 20%, the net amount due to non-resident shareholders would be 186.32307 cents per share. A reduced dividend withholding tax 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 declaration that the dividend is subject to a reduced rate as a result of the application of the DTA;
- A written undertaking to inform the CSDP, broker or the Company, 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 of the South African Revenue Service.

If applicable, non-resident shareholders are advised to contact the CSDP, broker or the Company to arrange for the abovementioned documents to be submitted before the dividend payment, if such documents have not already been submitted.

T4 Administration

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TRANSFER SECRETARY
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Rosebank Towers
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Rosebank
2196

Postal address
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Private Bag X9000
Saxonwold
2132

Glossary

African Land	African Land Investments (Pty) Ltd.
AFS	Annual financial statements.
AGM	Annual general meeting.
ARC	Audit and risk committee.
B-BBEE	Broad-based black economic empowerment.
BESS	Battery storage energy system.
BMS	Building Management System.
Board	The board of directors of Hyprop.
CEO	The chief executive officer of Hyprop.
CFC	Controlled Foreign Company, as defined in the South African Income Tax Act, No. 58 of 1962.
CFO	The chief financial officer of Hyprop. This individual serves as the "executive financial director" as required by section 5.7(e) of the JSE Listings Requirements.
CIO	Chief investment officer of Hyprop.
Companies Act	The South African Companies, Act 71 of 2008, as amended.
Conditional shares	Conditional shares as defined in the LTIP rules.
Company or Hyprop	Hyprop Investments Ltd.
CSI	Corporate social investment.
CPI	Consumer price index.
CUP	The Group long-term employee incentive scheme/The conditional share plan which was replaced by the LTIP from July 2022.
DCM	The debt capital market operated by the Johannesburg Stock Exchange.
Deferred awards	Deferred awards as defined in the LTIP rules.
DIPS	Distributable income per share.
EBITDA	Earnings before interest, taxation, depreciation and amortisation.
ECL(s)	Expected credit losses.
EE	Eastern Europe.
EmpiriQ	EmpiriQ Technologies (Pty) Ltd, the co-investor in Natalmahogany.
ERM	Enterprise risk management.
ESG	Environmental, social and governance.
Euribor	The Euro Interbank Offered Rate, being the average interest rate at which a large panel of European banks borrow funds from one another.
FCTR	Foreign currency translation reserve.
FVLCTS	Fair value less cost to sell.
FVTPL	Fair value through profit or loss.
FVTOCI	Fair value through other comprehensive income.
GLA	Gross lettable area.
GMR	Gross monthly rental.
Group	Hyprop Investments Ltd and its subsidiaries.
HR	Human resources.
HVAC	Heating, ventilation and air conditioning.
HYperformers	What we call our employees.
Hyprop Europe	Hyprop Europe B.V. (a Netherlands registered company and holder of the Group's European properties).
Hyprop Europe Group	Hyprop Europe and its subsidiaries.
Hyprop Foundation	Hyprop Foundation NPC.
Hyprop Mauritius	Hyprop Investments (Mauritius) Ltd.
Hyprop Employee Incentive Scheme	Hyprop Investments Employee Incentive Scheme (Pty) Ltd.
Hyprop UK	Hyprop UK Ltd (a UK registered company and the direct holding company of Hystead).
Hyprop UK Group	Hyprop UK Ltd and its subsidiary.
Hystead	Hystead Ltd (a UK registered company).
IAR	Integrated Annual Report.
ICR	Interest cover ratio.
IFRS® Accounting Standards	International Financial Reporting Standards (IFRS® Accounting Standards) as issued by the International Accounting Standards Board.
JSE	JSE Limited.
JSE Listings Requirements	The listings requirements of the Johannesburg Stock Exchange as amended (effective from 16 February 2026).
IN	Investment Committee.
IT	Information technology.
Jibar	The Johannesburg Interbank Average Rate, the money market rate that is used in South Africa as a reference for setting the interest rate on loans.
King IV™	King IV Report on Corporate Governance™ for South Africa, 2016.
KPD	Key performance deliverable.
Lango	Lango Real Estate Limited (a UK registered company).
Lango shares	Class A ordinary shares in Lango.
LED	Light-emitting diode.
LTI	Long-term incentive.
LTIP	The long-term incentive plan approved by shareholders on 20 July 2022.
LTPA	Long-term performance awards under the LTIP. These awards replaced the CUP awards from July 2022.
LTV	Loan-to-value ratio.
MES	Mould, Empower and Serve, a non-profit organisation supported by the Hyprop Foundation.
MOI	Memorandum of Incorporation.

Glossary

MRICS	Chartered Member of the Royal Institute of Chartered Surveyors.
MSR	Minimum shareholding requirement.
Natalmahogany	Natalmahogany (Pty) Ltd owner of the NTER software systems (previously SOKO district software systems).
NAV	Net asset value.
NCI	Non-controlling interest.
NED	Non-executive directors.
NZW	Net-zero waste.
OCI	Other comprehensive income.
PDI	PDI Investment Holdings Ltd (and/or its successors in title Homestead Group Holdings Limited and AMZ Holdings), the non-controlling shareholder(s) in Hystead.
REIT	Real estate investment trust.
RemCo	Remuneration Committee.
Restricted Shares	Restricted shares as defined in the LTIP rules.
SA	South Africa.
SACPVP	The South African Council for the Property Valuers Profession.
SAICA	South African Institute of Chartered Accountants.
SA REIT	The SA REIT Association, a representative umbrella body for South African REITs.
SA REIT FFO	*Funds from Operations* as defined by the SA REIT Association's best practice recommendations.
SA REIT NAV	*Net asset value* as defined by the SA REIT Association's best practice recommendations.
SCE	Statements of changes in equity.
SCF	Statements of cash flows.
SES	Social, Ethics and Sustainability Committee.
Scope 1 emissions	Direct GHG emissions that occur from sources that are controlled or owned by Hyprop.
Scope 2 emissions	Indirect GHG emissions associated with the purchase of electricity.
Scope 3 emissions	All indirect emissions not included in Scope 2.
SFP	Statements of financial position.
SOCI	Statements of profit or loss and other comprehensive income.
Solar-PV	Solar photovoltaic system.
SPPI/ SPPI Test	Solely payments of principal and interest, the cashflow characteristics test per IFRS 9 - *Financial Instruments.*
SSA	Sub-Saharan Africa (other than SA).
STI	Short-term incentive.
TGP	Total guaranteed package.
TNAV	Tangible net asset value.
VWAP	Volume-weighted average price.
WAAM	West Africa Asset Management (Pty) Ltd.
WALE	Weighted average lease escalation.
WAULT	Weighted average unexpired lease term.
Zaronia	The South African Rand Overnight Index Average (Zaronia) which reflects the interest rate at which rand-denominated overnight wholesale funds are obtained by commercial banks.

HYPROP

- Home
- About our IAR
- Hyprop at a glance
- Our value creation context
- Our performance
- ESG report
- Remuneration report
- Financial statements
- Glossary

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