

HYPROP INVESTMENTS LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 1987/005284/06)

JSE share code: HYP ISIN: ZAE000190724

JSE bond issuer code: HYPI

(Approved as a REIT by the JSE)

(“Hyprop” or “the Company”)



PRE-CLOSE OPERATIONAL UPDATE

Following the publication of Hyprop’s annual results for the year ended 30 June 2025 (“FY2025”) on 16 September 2025, the Company is pleased to provide an operational update for the four months ended 31 October 2025 (“the period”).

INTRODUCTION

Hyprop is a retail-focused REIT operating in South Africa (SA) and Eastern Europe (EE). We create spaces and connect people by owning, managing and redeveloping retail centres in mixed-use precincts in key economic nodes that benefit from regional growth and strong economic activity.

We are well-positioned to capitalise on future growth opportunities aligned with our diversification strategy, leveraging our existing teams and the quality and resilience of our current portfolio. Our proactive approach prioritises expanding our portfolios in the Western Cape and EE, while optimising our Gauteng property investments for sustainable returns.

We review our portfolios annually to ensure we retain the right properties and/or recycle capital where appropriate. In July 2025, Hyprop announced the disposal of a 50% undivided share in Hyde Park Corner for R805 million (subject to the fulfilment of certain conditions precedent (CP)). It is anticipated that the last outstanding CP will be fulfilled before the end of the calendar year, and the disposal will be implemented early in the 2026 calendar year. The disposal of the remaining 50% interest via a put-and-call option remains unchanged. We are also at an advanced stage of concluding another disposal, which will be announced once the agreements are finalised.

During the period, both the SA and EE portfolios delivered strong growth in tenants’ turnover and trading density, reflecting our exceptional locations, curated tenant mix, and consistently differentiated experiences for both shoppers and tenants, underpinned by operational excellence across our teams.

SA PORTFOLIO

We own nine retail centres in South Africa, with 43% of the portfolio in Gauteng and 57% in the Western Cape (based on our investment property value). Our centres continued to perform well during the period, despite the tough economic environment in South Africa and growing spend on online gambling, which is reducing discretionary income available for retail spending. Tenants’ turnover and trading density grew by 5.3% and 8.5%, respectively. The total foot count for the period was up 1.9%, reflecting our success in optimising shopper quality and spend per visit rather than simply focusing on traffic volumes.

The retail vacancy rate improved significantly, from 4.2% in June 2025 to 3.2% in October 2025, driven by our successful repositioning and rightsizing initiatives, coupled with robust leasing strategies. The weighted average reversion rate remains strong at 8.5%, while the new retail deal reversion rate reached 32.8%.

Collections for the four months ended 31 October 2025 were 102% of collectables.

Key trading metrics

Trading metric	Year	Jul	Aug	Sep	Oct	Total for 4-month period
Tenants' turnover (R'000)	2023	2 115 156	1 976 349	2 016 832	2 006 304	8 114 641
	2024	2 129 830	2 158 612	2 088 568	2 136 222	8 513 232
	2025	2 284 147	2 281 554	2 139 928	2 256 979	8 962 608
Variance % 2024 vs 2023		0.7%	9.2%	3.6%	6.5%	4.9%
Variance % 2025 vs 2024		7.2%	5.7%	2.5%	5.7%	5.3%
Trading density (R)	2023	3 371	3 145	3 210	3 185	3 228
	2024	3 339	3 381	3 283	3 380	3 346
	2025	3 694	3 692	3 471	3 658	3 629
Variance % 2024 vs 2023		-0.9%	7.5%	2.3%	6.2%	3.7%
Variance % 2025 vs 2024		10.6%	9.2%	5.8%	8.2%	8.5%
Foot count ('000)	2023	7 313	6 675	6 871	6 938	27 797
	2024	6 977	7 035	6 858	6 931	27 801
	2025	7 332	7 136	6 678	7 170	28 316
Variance % 2024 vs 2023		-4.6%	5.4%	-0.2%	-0.1%	0.0%
Variance % 2025 vs 2024		5.1%	1.4%	-2.6%	3.5%	1.9%
Vehicle count	2023	1 856 101	1 715 772	1 738 183	1 722 852	7 032 908
	2024	1 790 422	1 783 283	1 715 595	1 747 705	7 037 005
	2025	1 853 500	1 836 022	1 714 662	1 835 667	7 239 851
Variance % 2024 vs 2023		-3.6%	3.9%	-1.3%	1.4%	0.1%
Variance % 2025 vs 2024		3.5%	3.0%	-0.1%	5.0%	2.9%
Retail vacancy (%)	2023	1.4%	1.6%	1.7%	1.4%	
	2024	2.1%	2.0%	2.0%	2.0%	
	2025	4.0%	3.8%	3.1%	3.2%	
Collections (R'000)	2023	250 677	290 193	311 921	273 013	1 125 804
	2024	313 753	360 877	283 204	326 576	1 284 410
	2025	325 827	322 607	319 579	380 685	1 348 698
Variance % 2024 vs 2023		25.2%	24.4%	-9.2%	19.6%	14.1%
Variance % 2025 vs 2024		3.8%	-10.6%	12.8%	16.6%	5.0%

Historic statistics have been updated for the most recent information received.

2023 excludes Table Bay Mall.

Canal Walk

The centre welcomed two South African “firsts”: Oakley opened its first South African store in September, and Hisense opened its first in November. The first Springbok store in Cape Town opened at Canal Walk in October. Other new tenants included Chanel Fragrance & Beauty, Skulpt, The Piercery, Volora and Love Matcha. A CSI initiative, the U-turn thrift store, opened in August. Among the relocations and revamps were flagship stores for Incredible (office products), Curve Gear, Flight Centre, and Trenton.

To improve the connection between Canal Walk and the Century City office and residential areas, construction of a new “Otter Bridge” over the canal will begin in February 2026 and should be completed by the end of the 2026 financial year.

CapeGate

Three new brands launched in the centre in October: Senqu, Faro and Cannafica. Four of the fashion stores (Foschini, Markham, Sterns and Miladys) completed full revamps.

Lounge-style pause areas have been created throughout the centre and CapeGate has embarked on a phased project to raise the shopfronts as leases are renewed.

Somerset Mall

Two new stores, Silki and Cotton On Kids, opened, while several other stores (including Simply Asia, Superfoto, Cellini and Earthaddict) were revamped, enhancing the centre's appearance and appeal.

As part of the Phase 2 expansion, Computer Mania and Kingsley Heath were revamped or relocated. The expansion project is on track to meet several deadlines: the tiling of the entire centre was completed in October; the new affordable luxury and athleisure section successfully opened on 20 November; the upgraded bathrooms will be completed by early April 2026; and the family entertainment and new food court will open by the end of July 2026.

Table Bay Mall

The centre's performance is in line with our expectations and the current effort ratio clearly indicates the potential for future rental growth. We have applied for additional bulk to expand the centre and accommodate future tenant demand.

Notable store openings included fashion outlet Me&B, Yuppiechef, Giggles & Grow (children's play studio), GAC Motors and Destinations Outdoor & Travel. Another two new names will appear before the end of December: Senqu and Muscle Mecca. Wellness Warehouse and Sorbet completed refurbishments and three tenants relocated, including Absa Bank, which moved to a smaller, more modern branch.

Three premium pause areas were completed in September, enhancing shopper comfort and dwell time at the centre. The infrastructure for free Wi-Fi has been installed and it will be launched in early 2026.

Rosebank Mall and offices

The centre welcomed three new stores during the period (Old School, Pizza Chefs and Cinnabon) and one new office tenant (Global Business Solutions). In November, the centre added Woolies Now Now to the food offering. Additionally, several stores were refurbished or upgraded, including Marcel's Gourmet Frozen Yoghurt, Skechers, Splush (a beauty store), Jewls & Jems, Maple Galleries, Sunglass Hut, Clicks and Markham, while Imali Express relocated.

The centre updated all its signage to enhance shoppers' navigation and improved visitor safety by replacing or upgrading the lighting and pavers around the centre, especially the walkway on Cradock Avenue. New regenerative motors were installed in the shoppers' lifts to reduce power consumption and the plantroom for the office area was upgraded.

Clearwater Mall

A highlight for Clearwater Mall during this period was the launch of the first Walmart-branded store in Africa, which began trading on 22 November. On the day the Walmart store opened, foot count was circa 85 000 compared to the average 37 000 on Saturdays. Other new store openings included Uniq, Hey Dude and Value Co, while Refinery and Sterns were revamped. Porter and Craft and Side Step relocated to new premises. Upcoming store openings include Legends Barber, Drip 4 Life, Steers and Debonairs.

Significant projects completed in the period were the replacement of the Nu Metro escalator and upgrades to the bathrooms. A project to introduce an e-hailing waiting area at the centre is underway.

The Glen

Five new stores opened their doors at The Glen, including two fashion outlets (Colt 45 by Al Capone and a Timberland pop-up store) and two homeware stores (Volpes and Le Morgan Home). The Carrol Boyes store was revamped and expanded.

The centre completed its e-hailing waiting area project, which involved repurposing unused space at one of the rooftop entrances to create a safe area for shoppers to wait for e-hailing vehicles. Good progress has been made on finalising the centre's masterplan, and the Phase 1 redevelopment project will begin in the 2026 calendar year.

Woodlands

One new store opened during the period, fashion outlet Me&B, which started trading in August.

Replacement of the two 20-year-old lifts on the restaurant piazza was completed in September. In November, the centre completed the upgrade of one escalator at Entrance 2, with the second escalator to be upgraded in March 2026.

Hyde Park Corner

Seven new stores contributed to revitalising the centre, including Checkers FreshX. Since its opening, the centre has seen a steady increase in foot count, with October 2025 foot count up 12% compared to October 2024. Other additions include Menbur (footwear), a Nicholas & Co pop-up store, Toy Kingdom and a new Naked Coffee inside Exclusive Books. Denham rebranded as Ritual and opened in October and Al Capone, which houses several premium brands, opened at the end of November. Among the store refurbishments were Vodacom, Boutique Haute Horlogerie (high-end watch distributor) and Botanicus (florist), while the revamp of Charles Greig is underway.

Capital expenditure

The SA portfolio's capital expenditure budget for FY2026 is R846 million, reflecting the Group's ongoing commitment to reinvesting in and strengthening its centres' dominance. By 31 October 2025, R153 million had been invested in capital projects.

EE PORTFOLIO

In Eastern Europe, we own and manage four premier retail centres: two in the capital of Croatia, Zagreb, one in Sofia, Bulgaria, and Skopje City Mall in the largest city and capital of North Macedonia. Our strategic locations provide us with a strong presence in these growing economies.

Our centres continue to demonstrate resilience and growth, as reflected in our steady and improving operational performance from July to October 2025. Tenants' turnover increased by 2.9%, while trading density rose by 3.1%, in line with the inflation trend. Demand for space remains exceptionally high, underscored by a 0.0% vacancy rate as at October 2025. These results reinforce our centres' reputations as the preferred retail destinations in their cities.

Collections for the four months ended 31 October 2025 were 97% of collectables.

Key trading metrics

Trading Metric	Year	Jul	Aug	Sep	Oct	Total for 4-month period
Tenants' turnover (€'000)	2023	44 070	41 361	46 833	50 458	182 722
	2024	50 159	45 751	54 190	53 653	203 753
	2025	51 166	46 380	54 445	57 578	209 569
Variance % 2024 vs 2023		13.8%	10.6%	15.7%	6.3%	11.5%
Variance % 2025 vs 2024		2.0%	1.4%	0.5%	7.3%	2.9%
Trading density (€)	2023	265	251	285	304	276
	2024	298	271	321	318	302
	2025	305	275	323	342	311
Variance % 2024 vs 2023		12.4%	8.2%	12.6%	4.5%	9.3%
Variance % 2025 vs 2024		2.4%	1.5%	0.8%	7.4%	3.1%
Foot count ('000)	2023	2 159	2 093	2 266	2 334	8 852
	2024	2 222	2 140	2 304	2 325	8 991
	2025	2 163	2 023	2 177	2 307	8 670
Variance % 2024 vs 2023		2.9%	2.2%	1.7%	-0.4%	1.6%
Variance % 2025 vs 2024		-2.7%	-5.4%	-5.5%	-0.8%	-3.6%
Vehicle count	2023	322 988	335 513	339 535	363 282	1 361 318

	2024	365 563	362 456	366 936	398 098	1 493 053
	2025	354 733	336 564	346 714	399 268	1 437 279
Variance % 2024 vs 2023		13.2%	8.0%	8.1%	9.6%	9.7%
Variance % 2025 vs 2024		-3.0%	-7.1%	-5.5%	0.3%	-3.7%
Vacancy (%)	2023	0.4%	0.4%	0.4%	0.5%	-
	2024	0.2%	0.2%	0.2%	0.2%	-
	2025	0.1%	0.1%	0.1%	0.0%	-
Collections (€'000)	2023	6 818	7 485	7 783	7 617	29 703
	2024	7 596	7 740	8 560	8 149	32 045
	2025	7 955	7 996	8 818	8 570	33 339
Variance % 2024 vs 2023		11.4%	3.4%	10.0%	7.0%	7.9%
Variance % 2025 vs 2024		4.7%	3.3%	3.0%	5.2%	4.0%

Historic statistics have been updated for the most recent information received.

City Center one West

City Center one West achieved steady growth during the period. Strategic developments include the reopening of Mandis Pharm in a larger format, featuring premium skincare lines and beauty services, further cementing the centre's health and wellness offering. Mango launched a refreshed concept store, while Marella (fashion store) completed a redesign project to elevate brand appeal and enhance the shopping experience. Mikronis launched a new store, expanding the centre's tech offering with the latest devices and accessories.

City Center one East

Between July and October, City Center one East maintained full occupancy and enhanced its tenant mix with the opening of GLIGORA Cheese & Deli and dShop, the official fan store for football club GNK Dinamo Zagreb. Buzz increased its space and Crocs relocated to larger premises.

In September 2025, we received GUP approval for an additional 14 000m² of bulk. The team is actively working on the new expansion project, with a targeted start date in the 2026 calendar year, pending timely receipt of all requisite approvals.

Skopje City Mall

Skopje City Mall continues to attract leading brands and innovative concepts, welcoming Merkur in the home improvement segment and Green Salad, a dynamic addition to the food court. A strategic optimisation project is underway to further improve the ground and first floors, with key tenants like Calzedonia (socks, hosiery and swimwear retailer) and Fabu Spot (premium beauty outlet) expanding and introducing new concept stores. New leases with Plaset Doner & Burger and Flying Tiger (accessories and toys) reinforce the centre's reputation as a destination for high-quality retail and dining experiences.

The Mall

The Mall continues to strengthen its tenant mix and customer offering, with additions such as McDonald's, LATE Coffee & Roastery, NOA Coffee, and Just Asia in the food category. ProCredit Bank, Lazarini (men's fashion) and Miniso also opened during the period. Lilly Drogerie (health and beauty retail chain) was enlarged and relocated, while Istyle was upgraded to the Premium Apple reseller concept, the only one in Bulgaria.

Capital expenditure

Total capital expenditure for the EE portfolio in the period was €1 million compared to the FY2026 budget of €8 million.

ENVIRONMENTAL

Energy

Our commitment to ESG (Environmental, Social, and Governance) initiatives remains a core driver of value for Hyprop and our stakeholders.

We have invested significantly in innovative energy projects to advance our ESG goals, ensure resilience against power outages, and achieve meaningful reductions in electricity costs. During the period, the SA portfolio's total energy consumption was 56.3 million kWh, with 13.5% generated from solar.

Recently, CapeGate received its much-awaited final approval for its 5 337 kWp solar-PV project. This project is expected to come online during the second half of the 2026 calendar year and will increase our total installed solar capacity to 24 110 kWp. In parallel, we have commenced the planning of a battery energy storage system (BESS) at Hyde Park Corner, the second BESS project in the SA portfolio following the successful commissioning at Rosebank Mall. The planned solar-PV projects at The Glen (3 295 kWp), Somerset Mall (4 200 kWp) and Canal Walk (6 650 kWp) are still awaiting regulatory approvals.

Water

We are achieving outstanding results in our mission to reduce our water consumption. Over the eleven months ended October 2025, we reduced water consumption by 68 ML, resulting in cost savings of over R6 million. In October 2025 alone, our focused initiatives delivered a 20% reduction in water usage from 62.4 ML in October 2024 to 49.7 ML, saving 12.7 ML in a single month. With all the SA centres having fully completed and implemented the AquaIntell/AQUAffect training and monitoring programme, we are positioned to accelerate the reduction of our environmental impact and costs.

Waste

We are proud to announce that we have achieved Green Building Council of South Africa (GBCSA) net-zero waste certification for our recycling initiatives at Canal Walk, CapeGate, Somerset Mall, The Glen, and Woodlands. This accomplishment reflects our commitment to sustainability and positive environmental impact.

BALANCE SHEET, CAPITAL AND CASH FLOW MANAGEMENT

The Group's liquidity remains exceptionally robust, underpinned by the outstanding cash collection rate from tenants in both the SA and EE portfolios of 102% and 97%, respectively. The Group ended the period with R873 million in cash and R2.3 billion in available bank facilities, after payment of the FY2025 final dividend of R776 million. The strong liquidity and capital management underscore Hyprop's prudent approach, which provides a solid foundation to fund future growth.

In October 2025, GCR affirmed Hyprop's long-term international and national issuer ratings of BB- and A+(ZA), respectively, with a stable outlook. The short-term international and national issuer ratings were also affirmed at B and A1(ZA) respectively, with a stable outlook, reflecting the Group's ongoing financial and credit stability. GCR highlighted several positive aspects in their report:

- The strong performance of Hyprop's property portfolio in both SA and EE, combined with an improvement in gearing metrics
- Hyprop's success in repositioning and re-tenanting its portfolio was evident in FY2025, as both its SA and EE portfolios reported strong performance metrics
- Hyprop has a strong liquidity position, with R1.2 billion in cash at 30 June 2025 and R2.5 billion in unutilised committed facilities
- The stable outlook reflects GCR's expectation that Hyprop's operational performance will remain strong, whilst the LTV will remain around 35% and the interest coverage ratio will be between 2.5 times and 3.0 times.

The R502 million DCM bond that matured in November 2025 was settled from available RCFs, while the R240 million bond maturing in April 2026 will either be settled from surplus cash or refinanced via an auction. The remaining R750 million of bonds that mature in FY2026 are held by banks and are expected to be refinanced via private placements.

The Group is actively pursuing refinancing the €70 million of equity debt facilities (€20 million of RCFs and a €50 million term loan) maturing in the second and third quarters of the 2026 calendar year.

The Group's LTV ratio increased marginally from 33.6% in June 2025 to 34.3% in October 2025 following payment of the final dividend for FY2025. The all-in cost of Rand borrowings reduced from 9% in June 2025 to 8.8% in October 2025, and for Euro borrowings from 4.2% in June 2025 to 4.0% in October 2025. 77% of the Group's interest rate exposure is currently hedged, with an average hedge duration of 1.6 years. 67% (by nominal value) of rand interest rate hedges comprise caps and collars, with the remainder comprising swaps.

IN CLOSING

Hyprop offers investors a compelling investment opportunity, backed by solid financial and operational performance, a focused strategy, robust corporate governance, a healthy balance sheet, experienced leadership and a proven track record. With dominant and resilient portfolios in SA and EE, the Group is well-positioned to achieve distributable income per share growth of 10% to 12% for the year ending 30 June 2026, as guided in September 2025.

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

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

A virtual presentation and Q&A session will be hosted by Absa Capital on Monday, 1 December 2025, at 10:30 am SA time. Please register here <https://events.teams.microsoft.com/event/72c503bb-0107-4243-a1c6-ef60ee5eb030@5be1f46d-495f-465b-9507-996e8c8cdcb6> if you wish to join the presentation. A recording of the presentation will be available on Hyprop's website after the presentation.

Hyprop's interim results for the six months ending 31 December 2025 are scheduled to be released on 10 March 2026.

1 December 2025

Sponsor

