



Swaziland Property Investments Limited

(Incorporated in the Kingdom of Eswatini)

Registration Number: 478 of 1996

Listed on the Eswatini Stock Exchange (ESE)

ESE Ticker : SWP

ISIN code SZ0005797946

NOTICE TO SHAREHOLDERS

UPDATING OF SHAREHOLDER REGISTER POST CORPORATE ACTION

Following the Conversion of Swaziland Property Investments Limited ("Swaprop"), into a Real Estate Investment Trust ("REIT") as per the Eswatini Stock Exchange ("ESE") Listing Rules and the Implementation of the Approved Corporate Action Transactions on the Effective/Distribution Date of the 10 August 2026, All Shareholders as at the end of business day on the 7th August 2026, being the Record Date, are requested to urgently engage the Company's share transfer secretaries and seek assistance on the following matters:

1. Electronic Issuance of the post transaction certificates;
2. Update bank details and contact information for the swift yearly dividend payments as per ESE Listing Rules.

Shareholders can visit or call the company's share transfer secretaries at the following address:

SNG Grant Thornton Eswatini

Lot 195, Kal Grant Street

P.O. Box 331, Mbabane

Eswatini

Telephone +268 2405 7000

E-mail transfersecretary@sng.gt.com

Shareholders will only be able to trade once they have been issued their post transaction share certificates electronically. The company will maintain its distribution policy of paying dividends twice a year, being Interim (as at 31 December) and Final (as at 30 June). The ERS REIT Dividend Distribution Tax Status will come into effect with the 31 December 2026 dividend distribution.

Your swift cooperation will be greatly appreciated

By order of the Board

Nana Dlamini – Company Secretary

Date: 13th August 2026



**Reporting Accountants & Auditors
Transfer Secretaries**

Property Advisors

Sponsoring Brokers

Directors: PA Taylor (Chairman); DD Dlamini; MB Dlamini; M Vilakati; FJ Mabuza; NP Dlamini; MC Dlamini; TS Dlamini