

Hospitality Property Fund Limited
(Incorporated in the Republic of South Africa)
(Registration No. 2005/014211/06)
Company code: HPAI
LEI: 3789006ACF6F371CCB67
("Hospitality" or the "Issuer")

AVAILABILITY OF THE ANNUAL FINANCIAL STATEMENTS OF THE ISSUER AND THE GUARANTORS AND UPDATE TO INFORMATION INCORPORATED BY REFERENCE

AVAILABILITY OF THE ANNUAL FINANCIAL STATEMENTS OF THE ISSUER AND THE GUARANTORS

Noteholders are advised that the consolidated and separate audited annual financial statements for the year ended 31 March 2022 of the Issuer (the "Issuer's financial statements") and the audited annual financial statements of each of the subsidiary guarantors (collectively, the "Guarantors' financial statements") to the Hospitality secured notes in issue, being HPF Properties Proprietary Limited, Fezisource Proprietary Limited, The Cullinan Hotel Proprietary Limited and Merway Fifth Investments Proprietary Limited (collectively, the "Guarantors"), are available for inspection at the Issuer's registered office.

The Issuer's financial statements are also available for inspection on Hospitality's website at <https://www.southern.sun.com/hospitality-property-fund/investors/financial-reports/interim-final-results>.

The audit reports issued on the Issuer's financial statements and the Guarantors' financial statements were unqualified, with no modifications applicable.

Noteholders are also advised that there were no restatements included in the Issuer's financial statements or the Guarantors' financial statements.

UPDATE TO INFORMATION INCORPORATED BY REFERENCE

The Company is a wholly owned subsidiary of Tsogo Sun Hotels Limited trading as Southern Sun ("Southern Sun") and is included in Southern Sun's Group application of King IV.

Noteholders are further advised that the updated King IV Governance report of Tsogo Sun Hotels Limited, incorporated by reference in the Issuer's ZAR 10 billion Domestic Medium Term Note Programme memorandum dated 31 January 2019, is available on its website at <https://www.southern.sun.com/investors/governance/king-iv>.

29 July 2022

Debt Sponsor
RAND MERCHANT BANK (A division of FirstRand Bank Limited)