

LIGHTHOUSE PROPERTIES p.l.c.

(Registered in Malta)

(Registration number: C 100848)

Share code: LTE

ISIN: MU0461N00015

LEI: 549300UG27SWRF0X2U62

(“Lighthouse” or the “Company”)



LIGHTHOUSE EQUITY RAISE

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Lighthouse continues to invest in dominant and defensive malls located in major Western European cities, underpinned by strong economic fundamentals and growth prospects.

In line with its focused capital allocation strategy, Lighthouse acquired four regional malls in Iberia during 2024 and completed a fifth acquisition, Alcalá Magna, in March 2025. Lighthouse has signed an exclusivity agreement during February 2025 for the acquisition of a further mall in Spain, which is expected to close in June 2025 and will increase the Company’s exposure to Iberia to c. 86%.

Lighthouse continuously identifies and assesses strategic opportunities, while proactively managing its liquidity to remain well-positioned for value-accretive investments as they arise.

Lighthouse announces an equity raise, targeting approximately ZAR 100 million, to be implemented through an accelerated bookbuild process (the “**Bookbuild**”), subject to pricing acceptable to Lighthouse.

The Bookbuild is now open and Lighthouse reserves the right to close it at any time and to increase the size of the equity raise subject to demand. Final pricing, allocations and the total capital raised will be announced as soon as practicable following the closing of the Bookbuild.

The new shares, when issued, will be credited as fully paid and will rank *pari passu* in all respects with existing Lighthouse shares.

Java Capital is acting as sole bookrunner in respect of the Bookbuild. Their contact details are as follows:

Thys de Beer

lighthouse@javacapital.co.za

Tel: +27 83 351 7683

9 June 2025

JSE sponsor and bookrunner

The logo for Java Capital features the word "JAVA" in a large, bold, black sans-serif font, followed by "CAPITAL" in a smaller, black sans-serif font. A blue horizontal line is positioned between "JAVA" and "CAPITAL".

Tel: +27 (0)78 456 9999

Company Secretary

The logo for Stonehage Fleming features a stylized green graphic consisting of three upward-pointing triangles arranged in a larger triangular shape. Below the graphic, the words "STONEHAGE" and "FLEMING" are written in a bold, black sans-serif font, one above the other.

Stonehage Fleming Malta Limited

Tel: +356 2144 6377

*The equity raising is not an offer to the public as contemplated under the South African Companies Act, No.71 of 2008 as amended (“**Companies Act**”) or an offer of securities to the public as contemplated in the Maltese Companies Act (Cap. 386) (as amended) (“**Maltese Act**”) nor an offer of securities in any other jurisdiction. Participation in the equity raise is reserved for invited investors only and subject to the terms and conditions provided to the invited investors. Potential investors are only permitted to apply for shares with a minimum total acquisition cost, per single addressee acting as principal, of greater than or equal to ZAR1 000 000, unless the potential investor is a person, acting as principal, whose ordinary business, or part of whose ordinary business, is to deal in securities, whether as principal or agent (in reliance on Section 96(1)(a)(i) and 96(1)(b) of the Companies Act) or such applicant falls within one of the other specified categories of persons listed in section 96(1) of the Companies Act.*

In European Community Member States or EEA States, the equity raise is only open to (i) persons who are acting as principal and who apply for shares at a minimum acquisition cost of EUR 100,000 (and the Company and the bookrunner will unless otherwise advised be entitled to assume, without making any enquiry, that any person who submits an offer into the book-build process is acting as principal) and/or (ii) “qualified investors” as referred to in Article 2(3)(b) of the Maltese Act and defined in points (1) to (4) of Section I of Annex II to Directive 2014/65/EU of the European Parliament and of the Council, read with Article 2(e) of Regulation (EU) 2017/1129 of the European Parliament and of the Council.

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