



Hosken Consolidated Investments Limited

SACTWU Transaction

January 2026

Transaction Highlights

Summary:

- Cash repurchase of 1.1 million shares for R131 per share
- Sale of Gallagher Estate, Umhlanga office building and two affordable housing buildings for R549 million
- Dilution of interest in treasury share vehicle to 45.5% for R889 million
- Acquisition by treasury share vehicle of option to acquire 16 million HCI shares from SACTWU for R131 per share
- If the option is exercised, HCI and SACTWU will have proportionate loans against and own 45.5% and 54.5%, respectively, of Squirewood Investments 64, which in turn will own 21.7 million HCI shares
- If the option is not exercised and the Squirewood shares returned by SACTWU to HCI after a year, the net result would be the sale of the four properties for a cash amount of R549 million and the repurchase of 1.1 million HCI shares

Further consequences of transaction:

- SACTWU's voting interest in HCI stabilises
- SACTWU may not sell any HCI shares for four years ending September 2029, subject to the below
- SACTWU holds 1.9 million HCI shares outside of Squirewood, of which it may sell up to 700k shares
- HCI or SACTWU may provide six months notice to dissolve arrangement and have Squirewood unbundle the interests that it holds
- HCI's 45.5% interest in Squirewood equates to an effective 9.9 million HCI shares

Financial Impact

	Per Circular *	Change (%)	Effective Look-through scenario ***	Change (%)	Adjusted for repurchased shares #	Change (%)
Net asset value per share (cents)**	46 117	(4.2)	51 385	6.7	53 674	11.5
Tangible net asset value per share (cents)**	14 746	(1.6)	15 890	6.0	16 041	7.1
Earnings per share (cents)	743	(6.4)	840	5.9	891	12.3
Headline earnings per share (cents)	847	(8.2)	958	3.9	1 015	10.1
Actual number of shares in issue ('000)	84 889	5.7	75 026	(6.6)	70 764	(11.9)
Weighted average number of shares in issue ('000)	85 212	5.6	75 348	(6.6)	71 086	(11.9)

* Post transaction pro-forma effects as contained in the transaction circular dated 15 December 2025 and based on the results for the six-month interim period ended 30 September 2025

** Net asset value calculated as prescribed for pro-forma accounts purposes; Includes non-controlling interest

*** Adjustment consists of the elimination of the R596 million investment in associate and reduction of HCl shares in issue by 9 863k shares (i.e. 45.5% of 21 676k HCl shares held by Squirewood post transaction)

Adjustment consists of a reduction of HCl shares in issue by 4 262k HCl shares repurchased by the Company subsequent to 30 September 2025 and the associated reduction in cash balances

Note: The above table and notes is an illustrative example only and has not been reviewed by the Company's auditors or reporting accountants.

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