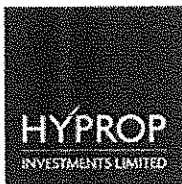

APPLICABLE PRICING SUPPLEMENT



HYPROP INVESTMENTS LIMITED

(Incorporated in the Republic of South Africa with limited liability under registration number 1987/005284/06)

Issue of ZAR100,000,000 Senior Unsecured Floating Rate Notes due 11 July 2020 (to be consolidated and form a single Series with the existing issue of ZAR325,000,000 Senior Unsecured Floating Rate Notes due 11 July 2020)

Under its ZAR5,000,000,000 Domestic Medium Term Note Programme

This Applicable Pricing Supplement must be read in conjunction with the Programme Memorandum, dated 19 June 2012, prepared by Hyprop Investments Limited in connection with the Hyprop Investments Limited ZAR5,000,000,000 Domestic Medium Term Note Programme, as amended and/or supplemented from time to time (the **Programme Memorandum**).

Any capitalised terms not defined in this Applicable Pricing Supplement shall have the meanings ascribed to them in the section of the Programme Memorandum headed "*Terms and Conditions of the Notes*".

This document constitutes the Applicable Pricing Supplement relating to the issue of Notes described herein. The Notes described herein are issued on and subject to the Terms and Conditions as amended and/or supplemented by the Terms and Conditions contained in this Applicable Pricing Supplement. To the extent that there is any conflict or inconsistency between the contents of this Applicable Pricing Supplement and the Programme Memorandum, the provisions of this Applicable Pricing Supplement shall prevail.

PARTIES

- | | |
|--------------------------|---|
| 1. Issuer | Hyprop Investments Limited |
| 2. Dealer | Rand Merchant Bank, a division of FirstRand Bank Limited |
| 3. Managers | N/A |
| 4. Paying Agent | The Standard Bank of South Africa Limited, acting through its Corporate and Investment Banking division |
| Specified Office | 25 Sauer Street, Johannesburg, 2001 |
| 5. Calculation Agent | The Standard Bank of South Africa Limited, acting through its Corporate and Investment Banking division |
| Specified Office | 25 Sauer Street, Johannesburg, 2001 |
| 6. Transfer Agent | The Standard Bank of South Africa Limited, acting through its Corporate and Investment Banking division |
| Specified Office | 25 Sauer Street, Johannesburg, 2001 |
| 7. Issuance Debt Sponsor | The Standard Bank of South Africa Limited, acting through its Corporate and Investment Banking |

division

PROVISIONS RELATING TO THE NOTES

8.	Status of Notes	Senior Unsecured
9.	Series Number	33
10.	Tranche Number	2 (to be consolidated and form a single Series with the existing issue of ZAR325,000,000 Senior Unsecured Floating Rate Notes due 11 July 2020)
11.	Aggregate Nominal Amount:	
	(a) Series	ZAR425,000,000
	(b) Tranche	ZAR100,000,000
12.	Interest	Interest-bearing
13.	Interest Payment Basis	Floating
14.	Automatic/Optional Conversion from one Interest/Redemption/Payment Basis to another	N/A
15.	Form of Notes	Listed Registered Notes: The Notes in this Tranche are issued in uncertificated form and held by the CSD
16.	Issue Date	13 July 2016
17.	Nominal Amount per Note	ZAR1,000,000
18.	Specified Denomination	ZAR1,000,000
19.	Specified Currency	ZAR
20.	Issue Price	100.05013 per cent
21.	Interest Commencement Date	11 July 2016
22.	Maturity Date	11 July 2020
23.	Applicable Business Day Convention	Following Business Day
24.	Final Redemption Amount	100% of Nominal Amount
25.	Last Day to Register	By 17h00 on 31 December, 31 March, 30 June and 30 September of each year until the Maturity Date
26.	Books Closed Period(s)	The Register will be closed from 1 January to 10 January, 1 April to 10 April, 1 July to 10 July and from 1 October to 10 October (all dates inclusive) in each year until the Maturity Date
27.	Default Rate	N/A

FLOATING RATE NOTES

28.	(a) Floating Interest Payment Date(s)	11 January, 11 April, 11 July and 11 October of each year until the Maturity Date
	(b) Interest Period(s)	From and including the applicable Floating Interest Payment Date and ending on but excluding the following Floating Interest Payment Date with the First Interest Period commencing on 11 July 2016 and ending the day before the next Floating Interest Payment Date
	(c) Definition of Business Day (if different from that set out in Condition 1) (<i>Interpretation</i>)	N/A

(d) Minimum Rate of Interest	N/A
(e) Maximum Rate of Interest	N/A
(f) Other terms relating to the method of calculating interest (e.g.: Day Count Fraction, rounding up provision)	N/A
29. Manner in which the Rate of Interest is to be determined	Screen Rate Determination (Reference Rate plus Margin)
30. Margin	179 basis points to be added to the Reference Rate
31. If ISDA Determination:	
(a) Floating Rate	N/A
(b) Floating Rate Option	N/A
(c) Designated Maturity	N/A
(d) Reset Date(s)	N/A
(e) ISDA Definitions to apply	N/A
32. If Screen Determination:	
(a) Reference Rate (including relevant period by reference to which the Rate of Interest is to be calculated)	3 Month JIBAR
(b) Interest Rate Determination Date(s)	11 January, 11 April, 11 July and 11 October of each year until the Maturity Date, subject to the Applicable Business Day Convention, with the first interest determination date being 6 July 2016.
(c) Relevant Screen Page and Reference Code	Safex Page: 0#SFXMM
33. If Rate of Interest to be calculated otherwise than by ISDA Determination or Screen Determination, insert basis for determining Rate of Interest/Margin/ Fallback provisions	N/A
34. Calculation Agent responsible for calculating amount of principal and interest	The Standard Bank of South Africa Limited, acting through its Corporate and Investment Banking division

**PROVISIONS REGARDING
REDEMPTION/MATURITY**

35. Redemption at the Option of the Issuer:	No
36. Redemption at the Option of the Senior Noteholders:	No
37. Redemption in the event of a Change of Control at the election of Noteholders pursuant to Condition 9.5 (<i>Redemption in the event of a Change of Control</i>)	Yes
38. Redemption in the event of a breach of Financial Covenant pursuant to	Yes

condition 9.6 (Redemption in the event of Financial Covenants)

39. Early Redemption Amount(s) payable on redemption for taxation reasons or on Event of Default (if required). Yes

GENERAL

40. Financial Exchange JSE (Interest Rate Market)
41. Additional selling restrictions N/A
42. ISIN No. ZAG000137928
43. Stock Code HILB06
44. Stabilising manager N/A
45. Provisions relating to stabilisation N/A
46. The notice period required for exchanging uncertificated Notes for Individual Certificates N/A
47. Method of distribution Private Placement
48. Credit Rating assigned to the Issuer P-1.za/Aa3.za as at May 2016, reviewed yearly
49. Applicable Rating Agency Moody's Investors Service Limited
50. Governing law (if the laws of South Africa are not applicable) N/A
51. Other provisions N/A

DISCLOSURE REQUIREMENTS IN TERMS OF PARAGRAPH 3(5) OF THE COMMERCIAL PAPER REGULATIONS IN RELATION TO THIS ISSUE OF NOTES

52. Paragraph 3(5)(a)

The "ultimate borrower" (as defined in the Commercial Paper Regulations) is the Issuer.

53. Paragraph 3(5)(b)

The Issuer is a going concern and can in all circumstances be reasonably expected to meet its commitments under the Notes.

54. Paragraph 3(5)(c)

The auditor of the Issuer is KPMG Inc.

55. Paragraph 3(5)(d)

As at the date of this issue:

- (i) the Issuer has issued ZAR2,840,000,000 (exclusive of this issue) Commercial Paper (as defined in the Commercial Paper Regulations); and
- (ii) the Issuer estimates that it may issue ZAR2,160,000,000 of Commercial Paper during the current financial year, ending 31 December 2016.

56. Paragraph 3(5)(e)

All information that may reasonably be necessary to enable the investor to ascertain the nature of the financial and commercial risk of its investment in the Notes is contained in this Applicable Pricing Supplement read together with the Programme Memorandum.

57. Paragraph 3(5)(f)

There has been no material adverse change in the Issuer's financial position since the date of its last audited financial statements.

58. Paragraph 3(5)(g)

The Notes issued will be listed.

59. Paragraph 3(5)(h)

The funds to be raised through the issue of the Notes are to be used by the Issuer for its general corporate purposes.

60. Paragraph 3(5)(i)

The obligations of the Issuer in respect of the Notes are unsecured.

61. Paragraph 3(5)(j)

KPMG Inc, the statutory auditors of the Issuer, have confirmed that this issue of Notes issued under the Programme complies in all respects with the relevant provisions of the Commercial Paper Regulations.

Responsibility:

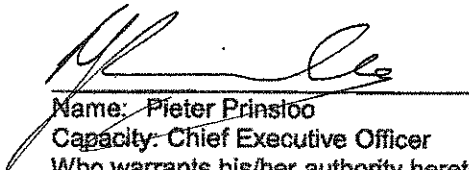
The Issuer accepts full responsibility for the information contained in this Applicable Pricing Supplement and the Programme Memorandum. To the best of the knowledge and belief of the Issuer information contained in this Applicable Pricing Supplement and the Programme Memorandum is in accordance with the facts and does not omit anything which would make any statement false or misleading and all reasonable enquiries to ascertain such facts have been made. This Applicable Pricing Supplement and the Programme Memorandum contains all information required by law and the debt listings requirements of the JSE.


As at the date of this Applicable Pricing Supplement, the Issuer confirms that the authorised Programme Amount of ZAR5,000,000,000 has not been exceeded.

Application is hereby made to list this issue of Notes on 13 July 2016. The Notes issued in this Tranche will be consolidated and form a single Series with the existing issue of ZAR325,000,000 Senior Unsecured Floating Rate Notes due 11 July 2020.

SIGNED at Rosebank on this 1st day of July 2016.

For and on behalf of
HYPROP INVESTMENTS LIMITED


Name: Pieter Prinsloo
Capacity: Chief Executive Officer
Who warrants his/her authority hereto


Name: Laurence Cohen
Capacity: Financial Director
Who warrants his/her authority hereto