

Collins Property Group Limited
(Registration number: 1970/009054/06)
Incorporated in the Republic of South Africa
JSE Share code: CPP ISIN: ZAE000152658
(Approved as a REIT by the JSE)
("Collins" or "the Company")



CORRECTION OF DISTRIBUTION DECLARATION

Shareholders are referred to announcement published on 19 May 2026 regarding the Audited Consolidated Financial Statements of the Company for the year ended 28 February 2026 and the Distribution Declaration.

Shareholders are referred to the corrected declaration of distribution below:

DECLARATION OF DISTRIBUTION

The board of directors of Collins has approved and notice is hereby given of a final distribution of 65 cents per share for the year ended 28 February 2026. This distribution comprises of a final REIT dividend distribution of 54 cents per share and a return of capital of 11 cents per share. The distribution is payable to Collins shareholders in accordance with the timetable set out below:

Last date to trade 'cum' dividend	Tuesday, 2 June 2026
Shares trade ex dividend	Wednesday, 3 June 2026
Record date	Friday, 5 June 2026
Payment date	Monday, 8 June 2026

Share certificates may not be dematerialised or rematerialised between Wednesday, 3 June 2026 and Friday, 5 June 2026, both days inclusive.

In respect of dematerialised shareholders, the distribution will be transferred to the Central Securities Depository Participant accounts/broker accounts on Monday, 8 June 2026.

Certificated shareholders' distribution payments will be paid on or about Monday, 8 June 2026.

Dividend tax treatment

In accordance with Collins' status as a REIT, shareholders are advised that the dividend of 54 cents per share for the year 28 February 2026 ("the dividend") meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, 58 of 1962 ("Income Tax Act"). The dividend will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT. This dividend is, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders provide the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a) a declaration that the dividend is exempt from dividends tax; and
- b) a written undertaking to inform the CSDP, broker or the Company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the

above-mentioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as an ordinary dividend which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Any distribution received by a non-resident from a REIT will be subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholder. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 43.2 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a) a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- b) a written undertaking to inform their CSDP, broker or the Company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Non-resident shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the above-mentioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Return Of Capital Tax Treatment

The return of capital of 11 cents per share constitutes a "return of capital" as defined in section 1 of the Income Tax Act. The return of capital is not a "dividend" as defined in the Income Tax Act and will therefore not attract dividends tax.

South African resident shareholders who hold their shares as capital assets will be required in terms of paragraph 76B of the Eighth Schedule to the Income Tax Act to reduce the base cost of their Exemplar shares with the amount of capital returned. If the amount of capital returned exceeds the base cost of the Collins shares in the hands of a particular shareholder, the excess will constitute a capital gain in the hands of the shareholder and the shareholder must account for capital gains tax on such capital gain, unless the shareholder can rely on a capital gains tax exemption. Collins shareholders who hold their shares as trading stock should obtain advice on the correct tax treatment of the return of capital. The South African tax consequences for non-South African resident Collins shareholders in respect of the return of capital is fact dependent and depends on the extent of their shareholding and activities in South Africa - such shareholders should obtain advice on the correct tax treatment of the return of capital.

The information provided above is generic in nature and does not constitute tax advice. Collins shareholders are advised to obtain appropriate advice from their professional advisers in this regard.

Shares in issue at the date of declaration of this dividend: 334 097 767

Collins' income tax reference number: 9725/126/71/9.

Cape Town
19 May 2026

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