THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

ACTION REQUIRED

1. **No action is required if you wish to receive the cash dividend as you will be deemed to have elected the cash dividend if you do not elect the dividend reinvestment alternative.**
2. Holders of Castleview Property Fund Limited ("**Castleview**") ordinary shares of no par value ("**shares**" or "**ordinary shares**") are afforded the opportunity to reinvest the cash dividend declared by the directors in respect of the ordinary shares for the year ended 31 March 2025 (the "**cash dividend**"), in return for new ordinary shares, as the case may be (the "**dividend reinvestment alternative**").
3. If you wish to elect to receive shares and you:
   - are holding certificated shares ("**certificated shareholder**"), you must complete the attached form of election in respect of all or part of your shareholding in accordance with the instructions contained in the form of election and lodge it with the transfer secretaries, JSE Investor Services Proprietary Limited, One Exchange Square, Gwen Lane, Sandown, 2196 (PO Box 4844, Johannesburg, 2000) or email it to specialprojects@jseinvestorservices.co.za, to be received by the transfer secretaries by no later than 12:00 on Friday, 18 July 2025. Forms of election received after this date and time will not be accepted; or
   - have dematerialised your shares ("**dematerialised shareholder**") with a Central Securities Depository Participant ("**CSDP**") or broker, you must instruct your CSDP or broker accordingly in terms of the custody agreement between you and your CSDP or broker.
4. If you have disposed of all of your shares on or before Friday, 27 June 2025, you should forward this circular, together with the attached form of election, to the purchaser to whom, or the broker, CSDP or agent through whom, you disposed of your shares.
5. The dividend of this circular and/or accompanying documents and the right to elect shares in jurisdictions other than the Republic of South Africa ("**SA**") may be restricted by law, and failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. Shareholders' right to elect shares are not being offered, directly or indirectly, in the United Kingdom, European Economic Area or EEA, Canada, United States of America, Japan or Australia unless certain exemptions from the requirements of those jurisdictions are applicable.
6. The commentary regarding the tax implications of the cash dividend and dividend reinvestment alternative, as contained in paragraph 5 of this circular, should not be construed as tax advice. If you are in any doubt as to the tax implications for your unique circumstances, please consult your tax advisor.
7. If you are in any doubt as to what action to take, please consult your broker, CSDP, banker, legal advisor, accountant or other professional advisor.

Castleview Property Fund Limited

(Incorporated in the Republic of South Africa)
(Registration number: 2017/290413/06)
JSE share code: CVW
ISIN: ZAE000251633
(Approved as a REIT by the JSE)
("**Castleview**" or the "**Company**")

Board of Directors:
David Green (Chairman)*, James Templeton (Chief Executive Officer), James Day (Chief Financial Officer), Gregory Bayly*, Ashraf Mohamed*, Avesh Padayachee*
** Independent non-executive*

CIRCULAR TO CASTLEVIEW SHAREHOLDERS

regarding

THE DECLARATION OF A CASH DIVIDEND WITH THE ELECTION TO REINVEST THE CASH DIVIDEND IN RETURN FOR CASTLEVIEW SHARES

Salient dates and times	**2025**
Publication of Castleview results for the year ended 31 March 2025, including declaration of a final distribution, published on SENS on	Friday, 27 June
Circular and form of election distributed to shareholders on	Friday, 27 June
Finalisation information, including the share ratio and reinvestment price per share, published on SENS by 11:00 (SA time) on	Tuesday, 8 July
Last day to trade in order to participate in the election to receive shares in terms of the dividend reinvestment alternative or to receive a cash dividend ("**LDT**")	Tuesday, 15 July
Shares trade "*ex*" dividend	Wednesday, 16 July
Listing of maximum possible number of shares under the dividend reinvestment alternative on	Friday, 18 July
Last day to elect to receive shares in terms of the dividend reinvestment alternative or to receive a cash dividend (no late forms of election will be accepted) at 12:00 (SA time)	Friday, 18 July
Record date for the election to receive shares in terms of the dividend reinvestment alternative or to receive a cash dividend (the "**record date**")	Friday, 18 July
Results of cash dividend and dividend reinvestment alternative published on SENS on	Monday, 21 July
Cash dividend paid to certificated shareholders by electronic funds transfer on or about	Monday, 21 July
Dematerialised shareholders' accounts credited by CSDP or broker with the cash dividend payment on	Monday, 21 July
Share certificates posted to certificated shareholders on or about	Wednesday, 23 July
Dematerialised shareholders' accounts updated with the new shares (if applicable) by CSDP or broker on	Wednesday, 23 July
Adjustment to shares listed on or about	Friday, 25 July

Notes:
1. **Shareholders electing the dividend reinvestment alternative are alerted to the fact that the new shares will be listed on LDT + 3 and that these new shares can only be traded on LDT + 3 due to the fact that settlement of the shares will be three days after the record date, which differs from the conventional one day after record date settlement process.**
2. Shares may not be dematerialised or rematerialised between Wednesday, 16 July 2025 and Friday, 18 July 2025, both days inclusive.
3. The above dates and times are subject to change. Any changes will be released on SENS.

Corporate advisor and sponsor

Date of issue: Friday, 27 June 2025

This circular is available in English only. Copies of this circular may be obtained from the registered offices of Castleview, 13 Hudson Street, De Waterkant, Cape Town, 8001, during normal office hours 08:00 until 16:00 (SA time) from Friday, 27 June 2025 to Friday, 18 July 2025. The circular will also be available on the website of the Company (www.castleview.co.za) from Friday, 27 June 2025.

CIRCULAR TO CASTLEVIEW SHAREHOLDERS

1. **INTRODUCTION**

On Friday, 27 June 2025, shareholders were advised that the directors of Castleview have declared a cash dividend of 29.48000 cents per share for the year ended 31 March 2025. Shareholders have been provided with the election to reinvest the cash dividend in return for Castleview shares (the "**dividend reinvestment alternative**"). By electing the dividend reinvestment alternative, shareholders will be able to increase their shareholding in Castleview without incurring dealing costs. In turn, Castleview will benefit from an increase in the amount of equity funding available to support continued growth.

Shareholders will be entitled, in respect of all or part of their shareholding, to elect to participate in the dividend reinvestment alternative, failing which, they will receive the cash dividend of 29.48000 cents per share that will be paid to those shareholders not electing to participate in the dividend reinvestment alternative. The number of shares to which shareholders are entitled will be determined with reference to the ratio that 29.48000 cents per share bears to the reinvestment price. The reinvestment price will be determined by Castleview with reference to the market conditions at the time, including with reference to the spot price per Castleview share and/or the volume weighted average trade price per Castleview share for up to 30 days prior to the finalisation date. The reinvestment price will be announced on SENS on the finalisation date, which will be no later than 11:00 (SA time) on Tuesday, 8 July 2025.

The board of directors of Castleview, in its discretion, may withdraw the dividend reinvestment alternative should market conditions warrant such action and such withdrawal will be announced on SENS by no later than 11:00 (SA time) on Tuesday, 8 July 2025.

2. **PURPOSE OF THIS CIRCULAR**

The purpose of this circular is to provide shareholders with information regarding the cash dividend and the dividend reinvestment alternative.

3. **THE CASH DIVIDEND AND THE DIVIDEND REINVESTMENT ALTERNATIVE**

3.1 **Terms of the cash dividend**

Subject to the terms contained in this circular and the attached form of election pertaining to certificated shareholders, shareholders recorded in the register of Castleview at the close of business on the record date who have **not** elected to participate in the dividend reinvestment alternative, will be paid the cash dividend.

3.2 **Procedure for shareholders to receive the cash dividend**

Shareholders who wish to receive the cash dividend do not need to take any further action. If no election is made to participate in the dividend reinvestment alternative, shareholders will receive the cash dividend in respect of all the shares held on the record date.

3.3 **Procedure for shareholders who elect the dividend reinvestment alternative**

Shareholders who hold certificated shares and wish to elect to receive shares must complete the attached form of election in accordance with the instructions contained therein and lodge it with the transfer secretaries, JSE Investor Services Proprietary Limited, One Exchange Square, Gwen Lane, Sandown, 2196 (PO Box 4844, Johannesburg, 2000) or email it to specialprojects@jseinvestorservices.co.za, to be received no later than 12:00 (SA time) on the record date.

Shareholders who hold dematerialised shares through a CSDP or broker must not complete the attached form of election but should instruct their CSDP or broker with regard to their election in terms of the custody agreement entered into between them and their CSDP or broker.

Castleview does not accept responsibility and will not be held liable for any failure on the part of the CSDP or broker of a dematerialised shareholder to notify such shareholder of the cash dividend and the dividend reinvestment alternative and the instructions in order to participate in the dividend reinvestment alternative.

Shareholders may make the election to receive shares in respect of all or part of their shares held on the record date. If an election to receive shares is made in respect of part of a shareholding, shareholders will receive the cash dividend in respect of the shares for which the election is not made.

3.4 **Posting of share certificates and crediting of CSDP or broker accounts**

Share certificates in respect of the shares relating to the dividend reinvestment alternative will be dispatched to the certificated shareholders at the risk of such shareholders on or about Wednesday, 23 July 2025, to the registered addresses or in accordance with instructions given to the transfer secretaries via registered post.

Dematerialised shareholders' CSDP or broker accounts will be credited on Wednesday, 23 July 2025 in respect of the dividend reinvestment alternative.

3.5 **Payment of the cash dividend**

The cash dividend of 29.48000 cents per share will be paid via electronic transfer into the personal bank accounts of certificated shareholders who have not elected the dividend reinvestment alternative only if the transfer secretaries are already in possession of their banking details. Where the transfer secretaries do not have the banking details of the aforesaid certificated shareholders, the cash dividend of 29.48000 cents per share will be held in trust by the transfer secretaries pending receipt of the relevant certificated shareholder's banking details, whereafter the cash dividend will be paid via electronic transfer into the personal bank accounts of such certificated shareholder.

Dematerialised shareholders' CSDP or broker accounts will be credited with the cash dividend on Monday, 21 July 2025.

4. **FRACTIONS**

Trading in the Strate environment does not permit fractions and fractional entitlements. Where a shareholder's entitlement to the shares in relation to the dividend reinvestment alternative, as calculated in accordance with the formula mentioned in paragraph 1 above, gives rise to an entitlement to a fraction of a new share, the number of shares to be issued will be rounded down to the nearest whole number with the cash balance of the dividend being retained by the shareholder.

5. **TAX IMPLICATIONS**

Castleview is listed on the JSE as a REIT in line with the REIT structure as provided for in the Income Tax Act, No. 58 of 1962, as amended (the "**Income Tax Act**") and section 13 of the JSE Listings Requirements.

The REIT structure is a tax regime that allows a REIT to deduct qualifying distributions paid to investors, in determining its taxable income.

The cash dividend of 29.48000 cents per share meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act ("**qualifying distribution**") with the result that:

- dividends received by resident Castleview shareholders must be included in the gross income of such shareholders (as a non-exempt dividend in terms of section 10(1)(k)(i)(aa) of the Income Tax Act), with the effect that the dividend is taxable as income in the hands of the Castleview shareholder. These dividends are however exempt from dividends withholding tax, provided that the South African resident shareholders 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 declaration that the dividend is exempt from dividends tax; and
  - 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 cease 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 abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted;
- dividends received by non-resident Castleview shareholders will not be taxable as income and instead will be treated as ordinary dividends but which are exempt in terms of the usual dividend exemptions per section 10(1)(k) of the Income Tax Act. Any dividends received by non-resident Castleview shareholders are subject to dividends 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 dividends withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 23.58400 cents per share. A reduced dividend withholding rate in terms of the applicable DTA, may only be relied upon 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 declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
  - 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 cease 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 abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Shareholders who are South African residents are advised that in electing to participate in the dividend reinvestment alternative, pre-taxation funds are utilised for reinvestment purposes and that taxation will be due on the total cash dividend amount of 29.48000 cents per share.

Other information:

- The ordinary issued share capital of Castleview is 984 411 189 ordinary shares of no par value before any election to reinvest the cash dividend.
- Income Tax Reference Number of Castleview: 9366916188.

This cash dividend or dividend reinvestment alternative may have tax implications for resident as well as non-resident shareholders. Shareholders are therefore encouraged to consult their tax and/or professional advisors should they be in any doubt as to the appropriate action to take.

A worked example illustrating the tax implications for resident and non-resident shareholders will be announced as part of the finalisation information on SENS by 11:00 (SA time) on Tuesday, 8 July 2025.

6. **LISTING OF NEW CASTLEVIEW SHARES**

Application will be made to the JSE for the maximum possible number of shares to be issued in terms of the dividend reinvestment alternative, to be listed with effect from the commencement of trade on Friday, 18 July 2025. A further application will be made to the JSE on or about Monday, 21 July 2025 to adjust the maximum number of new shares listed to take into account the actual number of shares issued to shareholders.

7. **FOREIGN SHAREHOLDERS**

The distribution of this circular and/or accompanying documents and the right to elect shares under the dividend reinvestment alternative in jurisdictions other than the Republic of South Africa may be restricted by law and a failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. It is the responsibility of each foreign shareholder to satisfy himself as to the full observation of the laws and regulatory requirements of the relevant foreign jurisdiction in connection with the dividend reinvestment alternative. The shares have not been and will not be registered for the purposes of the election under the securities laws of the United Kingdom, European Economic Area or EEA, Canada, United States of America, Japan or Australia and accordingly are not being offered, sold, taken up, re-sold or delivered directly or indirectly to recipients with registered addresses in such jurisdictions.

8. **EXCHANGE CONTROL**

In terms of the Exchange Control Regulations of South Africa:

8.1 **in the case of certificated shareholders:**

- any share certificate that might be issued to non-resident shareholders will be endorsed "non-resident";
- any new share certificates and cash dividend payments based on emigrants' shares controlled in terms of the Exchange Control Regulations will be forwarded to the authorised dealer in foreign exchange controlling their blocked assets. The election by emigrants for the above purpose must be made through the authorised dealer in foreign exchange controlling their blocked assets. Such new share certificates will be endorsed "non-resident"; and
- cash dividend payments due to non-residents are freely transferable from South Africa. In respect of all non-residents of the common monetary area (collectively the Republic of South Africa, the Republic of Namibia and the Kingdoms of Lesotho and Eswatini), the cash dividend payments due will be sent to the registered address of the shareholder concerned or in accordance with instructions given to the transfer secretaries.

8.2 **in the case of dematerialised shareholders:**

- any shares issued to emigrants from the common monetary area and all other non-residents of the common monetary area, will be credited to their CSDP or broker's account and a "non-resident" annotation will appear in the CSDP or broker's register;
- any cash dividend paid to emigrants from the common monetary area, will be credited to their CSDP or broker's accounts which will arrange for the same to be credited directly to the shareholder's blocked Rand account held by that shareholder's authorised dealer and held to the order of that authorised dealer; and
- any cash dividend paid to non-resident shareholders who are not emigrants from the common monetary area, will be credited directly to the bank account nominated for the relevant shareholders, by their duly appointed CSDP or broker.

Non-resident and emigrant dematerialised shareholders will have all aspects relating to exchange control managed by their CSDP or broker.

For and on behalf of

Castleview Property Fund Limited

James Templeton

Chief Executive Officer

27 June 2025

CASTLEVIEW PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)
(Registration number: 2017/290413/06)
JSE share code: CVW
ISIN: ZAE000251633
(Approved as a REIT by the JSE)
("**Castleview**" or the "**Company**")

FORM OF ELECTION

Only for use by eligible certificated shareholders who elect to receive shares in respect of all or part of their shareholding held or deemed to be held at the close of business on the record date. Castleview shareholders who fail to make an election if entitled to do so, will, by default, be paid the cash dividend. Subject to certain limited exceptions, rights to elect to receive shares are not being offered, directly or indirectly, to shareholders located in, or with registered addresses in the United Kingdom, European Economic Area, Canada, United States of America, Japan or Australia (the "**restricted territories**"). Castleview reserves the right to reject any forms of election purporting to elect to receive shares postmarked from any restricted jurisdiction or received from a shareholder with a registered address in a restricted jurisdiction.

Eligible dematerialised shareholders must instruct their CSDP or broker accordingly in terms of the custody agreement entered into between them and their CSDP or broker. **These shareholders must not use this form of election**.

Shareholders electing the dividend reinvestment alternative are alerted to the fact that the new shares will be listed on LDT + 3 and that these new shares can only be traded on LDT + 3, due to the fact that settlement of the shares will be three days after record date, which differs from the conventional one day after record date settlement process.

Shareholders <u>who wish to receive the cash dividend</u> of 29.48000 cents per Castleview share <u>must not</u> complete this form of election and no further action is required.

I/We, (name/s in BLOCK LETTERS)

regarding the election:

– hereby irrevocably elect to receive that number of shares under the dividend reinvestment alternative (which number will be determined with reference to the ratio that 29.48000 cents per share bears to the reinvestment price, which will be announced by no later than Tuesday, 8 July 2025 by 11:00 SA time, in respect of the number of shares in the capital of Castleview as reflected in the overleaf on terms and conditions contained in this form of election and in the accompanying circular. The number of shares to which shareholders are entitled will be determined with reference to the ratio that 29.48000 cents per share bears to the reinvestment price. The reinvestment price will be determined by Castleview by no later than the finalisation date with reference to the market conditions at the time, including with reference to the spot price per Castleview share and/or the volume weighted average trade price per Castleview share for up to 30 days prior to the finalisation date (less the cash dividend);

– acknowledge that this form of election is applicable only in respect of shares of which I/we was/were the registered holder(s) on the close of business on the record date, being Friday, 18 July 2025; and

– acknowledge that I/we am/are not entitled to a cash dividend of 29.48000 cents per share in respect of shares for which the dividend reinvestment alternative is elected.

Signed at on 2025

Signature

Telephone number: ( ) Cell phone number:

Assisted by (where applicable)

PLEASE READ THE NOTES OVERLEAF.

Forms of election must be lodged with or mailed to the transfer secretaries, JSE Investor Services Proprietary Limited:

Hand deliveries to:
JSE Investor Services Proprietary Limited
One Exchange Square
Gwen Lane
Sandown, 2196

Postal deliveries to:
JSE Investor Services Proprietary Limited
PO Box 4844
Johannesburg, 2000

Email deliveries to:
specialprojects@jseinvestorservices.co.za

To be received by no later than 12:00 on Friday, 18 July 2025

Name and address of registered shareholder	Account number
	Enquiries in connection with this form of instruction should be addressed to the transfer secretaries, quoting this account number

Number of Castleview shares held or deemed to be held on the record date, being Friday, 18 July 2025.	Maximum cash dividend to which you will become entitled based on the number of shares held or deemed to be held on the record date, being Friday, 18 July 2025, **should you not elect to participate in the dividend reinvestment alternative.**	Number of Castleview shares for which the dividend reinvestment alternative is elected (the maximum number of shares for which the dividend reinvestment alternative can be made is the number of shares registered in your name in Castleview's register on the record date).

Date of signature	Signature
Email address	

Notes:

1. The election may be made in respect of all or any of the Castleview shares registered or deemed to be registered in the name of the shareholder at the close of business on the record date.
2. The signature on the form of election of any person who is under legal disability shall be accompanied by the signature of such person's parent or guardian or legal representative, as the case may be.
3. In order to be valid, this form of election must be properly completed and lodged with or posted to the transfer secretaries of Castleview at the address indicated above, to be received by them by no later than 12:00 on Friday, 18 July 2025. Late forms of election will not be accepted. Forms of election which are not posted must be emailed to specialprojects@jseinvestorservices.co.za.
4. Castleview reserves the right in its discretion to:
   4.1. treat as invalid (in which case the dividend will be paid) any form of election not complying with the terms of the election or any instruction contained herein;
   4.2. require proof of the authority of the person signing this form of election where such proof has not yet been lodged with or recorded by the transfer secretaries, JSE Investor Services Proprietary Limited.
5. Any and every alteration or correction made to this form of election must be initialled by the signatory(ies).
6. Should you have any queries as to the completion of this form of election, please contact the transfer secretaries.