

EPP N.V.

(previously Echo Polska Properties N.V.)

(Incorporated in The Netherlands)

(Company number 64965945)

JSE share code: EPP

ISIN: NL0011983374

LEI Code: 7245003P7O9N5BN8C098

(“EPP” or “the Company”)



RESULTS OF ACCELERATED BOOKBUILD

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Shareholders are advised that EPP has closed its bookbuild announced earlier today, 17 July 2018.

36 436 916 shares (the “**new EPP shares**”) were placed with Redefine Properties Limited (“**Redefine**”) at a price of ZAR 19.26 per share pursuant to Redefine’s commitment to participate in the bookbuild as announced on SENS on 29 May 2018.

Subject to approval by the JSE Limited (“**JSE**”) and the Luxembourg Stock Exchange (“**LuxSE**”), listing and trading of the new EPP shares on the JSE and LuxSE is expected to commence at the opening of trade on 24 July 2018. Redefine will have its CSDP account credited with the new EPP shares on 24 July 2018.

Following the issue of the new EPP shares, the Company will have a total of 829 989 803 shares in issue.

Java Capital acted as sole bookrunner.

EPP is dual primary listed on the Main Board of the JSE and the Euro MTF market of the LuxSE.

17 July 2018

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**”), nor an offer of securities in any other jurisdiction. 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.

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This announcement is for information purposes only and the Company has not authorised any offer to the public of securities in any Member State of the European Economic Area (other than the United Kingdom). With respect to any Member State of the European Economic Area (other than the United Kingdom) which has implemented the Prospectus

Directive (each a “**Relevant Member State**”), no action has been undertaken or will be undertaken to make an offer to the public of securities requiring publication of a prospectus in any Relevant Member State. For the purpose of this paragraph, the expression "offer of securities to the public" means the communication in any form and by any means of sufficient information on the terms of the offer and the securities to be offered so as to enable the investor to decide to exercise, purchase or subscribe for the securities, as the same may be varied in that Member State by any measure implementing the Prospectus Directive in that Member State and the expression "Prospectus Directive" means Directive 2003/71/EC (and amendments thereto, including Directive 2010/73/EU, to the extent implemented in the Relevant Member State), and includes any relevant implementing measure in the Relevant Member State.

This document does not constitute a prospectus within the meaning of the Dutch Financial Markets Supervision Act (*Wet op het financieel toezicht*) and does not constitute an offer to acquire securities.

In the United Kingdom, this announcement is directed only at the following persons: investment professionals falling within article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the “**Order**”); and high net worth entities, and other persons to whom it may lawfully be communicated, falling within article 49(2)(a) to (d) of the Order.

This announcement has been issued by and is the sole responsibility of the Company. No representation or warranty express or implied, is or will be made as to, or in relation to, and no responsibility or liability is or will be accepted by Java Capital (sole bookrunner and JSE sponsor) or by any of its respective affiliates or agents as to, or in relation to, the accuracy or completeness of this announcement or any other written or oral information made available to or publicly available to any interested party or its advisers, and any liability therefore is expressly disclaimed.

JSE sponsor and sole bookrunner

The logo for Java Capital, featuring the word "JAVACAPITAL" in a stylized, grey, sans-serif font. A blue horizontal line is drawn through the middle of the letters "A" and "V".

Luxembourg Stock Exchange Listing Agent

The logo for M Partners, featuring the letter "M" in a large, orange, sans-serif font, followed by the word "Partners" in a smaller, grey, sans-serif font.