

**CITY CAPITAL SA PROPERTY HOLDINGS LTD**

**“the Company”**

**DIVIDEND ANNOUNCEMENT**

The board of directors has resolved to not declare a dividend for the second half of the 2019 financial year (the six month period ended 28 February 2019) for the following reasons:

1. The approved dividend calculation reflects that a dividend of 2,3 cents per share is possible for the full year. The board is, however, negotiating with the opposition in the arbitration of the Dividend loans for the settlement of legal costs incurred during the arbitration hearings. Although the legal costs have been provided for, payment thereof will reduce cash resources.
2. The requirement to retain cash resources:
  - 2.1 For the development of the vacant land closely situated to the north of Stellenbosch,
  - 2.2 For the development of student accommodation in the heart of Stellenbosch, and
  - 2.3 To refund Dividend property companies for legal expenses.

The board has been successful in letting vacant premises and reducing the overall vacancy rate. This should result in improved profitability for the first half of the 2020 financial year.

A decision regarding a dividend for the first half of the 2020 financial year will be announced by the board during September 2019.

The board of directors of the Company  
Bellville  
11 April 2019