ORYX PROPERTIES LIMITED

NOTICE OF ANNUAL GENERAL MEETING

2026

Oryx Properties Limited

(Incorporated in the Republic of Namibia)

(Registration number 2001/673)

Share Code: ORY

ISIN Code: NA0001574913

Notice of Annual General Meeting

Notice to all unitholders

Notice is hereby given of the Annual General Meeting (AGM) of the Company that will be held at Maerua Rooftop, Maerua Mall Office Tower, corner of Jan Jonker and Robert Mugabe Avenue, Windhoek, Namibia on Monday, 23 November 2026 at 14:00.

No changes were made between the audited results released on Thursday, 10 September 2026 and the results included in the Integrated Annual Report published on the same date.

To consider and, if deemed fit, to pass, with or without modification, the following ordinary resolutions:

Unitholders are advised that for all ordinary resolutions to be passed, votes in favour must represent at least 50% + 1 (fifty percent plus one) of all votes cast and/or exercised at the meeting in respect of these resolutions.

Ordinary Resolution Number 1:

Resolved that the audited Annual Financial Statements of Oryx Properties Limited for the year ended 30 June 2026 be adopted.

Ordinary Resolution Number 2:

To approve a 6% increment to the remuneration of the Non-executive Directors or members for the 2027 financial year, as reflected below:

	2027 proposed N$
Retainer	**Quarterly fee**
Board	
Board Chairperson	**58,449**
Deputy Chairperson/Lead Independent Director	**44,201**
Board member	**32,438**
Committee	
Committee Chairperson	**44,201**
Committee member	**29,467**

	No. of meetings per annum	2027 proposed N$	2027 proposed N$
Sitting fee		Per attendance	Annual fee
Board			
Board Chairperson	4	47,822	191,288
Deputy Chairperson/Lead Independent Director	4	36,164	144,656
Member	4	26,540	106,160
Audit, Risk and Compliance Committee meeting			
Committee Chairperson	4	36,164	144,656
Member	4	24,110	96,440
Remuneration, Nomination, Sustainability and Ethics Committee meeting			
Committee Chairperson	2	36,164	72,328
Member	2	24,110	48,220
Investment Committee meeting			
Committee Chairperson	4	36,164	144,656
Member	4	24,110	96,440

	Hourly rate N$
Ad hoc remunerated services or engagements (daily cap of N$13,000)	1,654

The Board and Committee Chairpersons are responsible for determining whether additional ad hoc meetings are required beyond the scheduled meetings.

Business meal allowances of N$1,000 per day are allowed for directors. All other business travel expenditure is incurred by the Company.

Ordinary Resolution Number 3:

To consider and, if accepted, approve by a non-binding advisory vote the Remuneration Policy set out in the remuneration report of the Integrated Annual Report, available online.

This ordinary resolution is of an advisory nature, and although the Board of Directors will consider the outcome of the vote when determining the Remuneration Policy, failure to pass this resolution will not legally preclude the Company from implementing the Remuneration Policy as contained in the Integrated Annual Report.

Ordinary Resolution Number 4:

In terms of section 278(1) of the Companies Act, 28 of 2004 (the Companies Act), the auditors of a public company are required to be appointed at the company's AGM. The purpose of this ordinary resolution is to confirm the re-appointment of Deloitte & Touche as independent auditors to the Company, as nominated by the Risk, Audit and Compliance Committee as required under section 278(1) of the Companies Act, for the ensuing year.

Resolved that the re-appointment of Deloitte & Touche as independent auditors to the Company for the ensuing year be confirmed, noting that the Board will, during the ensuing year, undertake a formal process to consider the rotation of the Company's external auditors and the appointment of a new independent audit firm for the following year.

Ordinary Resolution Number 5:

Resolved that the directors be authorised to determine the remuneration of the auditors.

Ordinary Resolution Number 6:

To approve the re-election of any existing directors in accordance with the Articles of Association, the NamCode and the Oryx Properties Limited Code of Conduct. Motions for approval will be moved individually.

Rotation of directors as recommended by the Board for re-appointment:

6.1 To re-elect Mr S Hugo, who retires by rotation, but being eligible, offers himself for re-election for a three-year tenure.

6.2 To re-elect Ms TK Nkandi, who retires by rotation, but being eligible, offers herself for re-election for a three-year tenure.

6.3 To re-elect Mr M Langheld, who retires by rotation, but being eligible, offers himself for re-election for a three-year tenure.

6.4 To appoint Mr M Uupindi, who was appointed by the Board on 2 March 2026.

6.5 To re-elect Ms JJ Comalie, who retires by rotation due to serving for a tenure of 14 years, but being eligible, offers herself for re-election on a year-to-year basis.

Abridged curricula vitae of the directors are available on pages 18 to 19 of the Integrated Annual Report. Refer to page 80 of the Integrated Annual Report for the justification for the re-appointment of a director where more than three three-year terms have been served.

To consider and, if deemed fit, to pass, with or without modification, the following special resolution:

Unitholders are advised that for the special resolution to be passed, votes in favour must represent at least 75% of all votes cast and/or exercised at the meeting in respect of that resolution.

Special Resolution Number 1:

Resolved that the 75% minimum pay-out ratio be extended for three additional years to 2030. This extension will provide the Company with greater flexibility to retain and reinvest a portion of available cash flows in line with its growth strategy, capital allocation priorities and objective of creating long-term value for unitholders, while maintaining a minimum distribution level of 75% during the extended period. The following clause relating to the Debenture Trust Deed:

"7.5 (b) (i) Subject to clause 23 of the Principal Deed, the interest entitlement on each debenture shall be not less than 75% for a 6-year period (2022, 2023, 2024, 2025, 2026 and 2027 financial years), after which it will revert to a minimum of 90% pay-out effective from the 2028 financial year"

Be approved to read as follows:

"7.5 (b) (i) Subject to clause 23 of the Principal Deed, the interest entitlement on each debenture shall be not less than 75% for a 9-year period (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029 and 2030 financial years), after which it will revert to a minimum of 90% pay-out effective from the 2031 financial year"

NOTE:

1. A member entitled to attend and vote is entitled to appoint a proxy to attend, speak, vote, and on a poll, vote in his/her stead, and such proxy need not also be a member of the Company.
2. The Proxy Form must be deposited at the registered office of the Company or emailed to cosec@oryxprop.com.na by 14:00 on 20 November 2026.

BY ORDER OF THE BOARD

10 September 2026

Registered office
Maerua Mall Office Tower
2nd Floor
Corner of Robert Mugabe and Jan Jonker Avenues
Windhoek, Namibia

P O Box 97723
Maerua Park
Windhoek, Namibia
Tel: +264 61 423 201

Sponsor
IJG Securities (Pty) Ltd
Member of the NSX
4th Floor, 1@Steps
c/o Grove and Chasie Street
Windhoek, Namibia

Transfer Secretaries
Transfer Secretaries (Pty) Ltd
4 Robert Mugabe Avenue
P O Box 2401
Windhoek, Namibia

Proxy Form

Oryx Properties Limited

I/We ____ (Name/s in block letters)

being the registered holder/s of ____________________ units in ORYX, as at 14:00 on 20 November 2026, hereby appoint

____ of

____________________ or failing him/her ____________________

of ____ or failing him/her THE CHAIRPERSON OF THE MEETING

as my/our proxy to attend, speak and vote for me/us and on my/our behalf at the Annual General Meeting of ORYX to be held on

23 November 2026 AT 14:00

and at any adjournment thereof and to vote for or against the resolutions or to abstain from voting in respect of the units registered in my/our name/s, in accordance with the following instructions:

Resolution	In favour	Against	Abstain
Ordinary Resolution Number 1 To adopt the Annual Financial Statements for the year ended 30 June 2026			
Ordinary Resolution Number 2 To approve the remuneration of the Non-executive Directors or members for the 2027 financial year			
Ordinary Resolution Number 3 To approve, by non-binding advisory vote, the Remuneration Policy			
Ordinary Resolution Number 4 To approve the re-appointment of the independent external auditors			
Ordinary Resolution Number 5 To approve that the directors be authorised to determine the remuneration of the auditors			
Ordinary Resolution Number 6			
6.1 To re-elect Mr S Hugo, who retires by rotation, but being eligible, offers himself for re-election for a three-year tenure			
6.2 To re-elect Ms TK Nkandi, who retires by rotation, but being eligible, offers herself for re-election for a three-year tenure			
6.3 To re-elect Mr M Langheld, who retires by rotation, but being eligible, offers himself for re-election for a three-year tenure			
6.4 To appoint Mr M Uupindi, who was appointed by the Board on 2 March 2026			
6.5 To re-elect Ms JJ Comalie, who retires by rotation due to serving for a tenure of 14 years, but being eligible, offers herself for re-election on a year-to-year basis			
Special Resolution Number 1 To extend the 75% minimum pay-out ratio for a further three-year period until 2030			

Signed at ______________________________ on this ______ day of ____________________ 2026

Full names (in block letters) ____

Signature(s) ____

Assisted by (Guardian): ____________________ Date: ____________________ 2026

A member entitled to attend and vote is entitled to appoint a proxy to attend, speak, vote, and on a poll, vote in his/her stead, and such proxy need not also be a member of ORYX.

Registered office

Maerua Mall Office Tower
2nd Floor
Corner of Robert Mugabe
and Jan Jonker Avenue
Windhoek

P O Box 97723
Maerua Park
Windhoek

Tel: +264 61 423 201

Instructions on signing and lodging the Proxy Form

1. The Proxy Form must be deposited at the registered office of Oryx, or emailed to cosec@oryxprop.com.na, by 14:00 on 20 November 2026.
2. A deletion of any printed matter and the completion of any blank space(s) need not be signed or initialled. Any alteration must be signed, not initialled.
3. The Chairperson of the meeting shall be entitled to decline to accept the authority of the signatory:
   (a) under a power of attorney; or
   (b) on behalf of a company or any other entity

   unless the power of attorney or authority is deposited at the registered office of the Company, or emailed to cosec@oryxprop.com.na, by 14:00 on 20 November 2026.
4. The authority of a person signing a proxy in a representative capacity must be attached to the Proxy Form unless the authority has already been recorded by the Secretaries.
5. The signatory may insert the name of any person(s) whom the signatory wishes to appoint as his/her proxy in the blank space(s) provided for that purpose.
6. When there are joint holders of units and if more than one such joint holder be present or represented, then the person whose name stands first in the register in respect of such units or his/her proxy, as the case may be, shall alone be entitled to vote in respect thereof.
7. The completion and lodging of this Proxy Form will not preclude the signatory from attending the meeting and speaking and voting in person thereat to the exclusion of any proxy appointed in terms hereof should such signatory wish to do so.
8. The Chairperson of the meeting may reject or accept any Proxy Form that is completed and/or submitted other than in accordance with these instructions, provided that he/she is satisfied as to the manner in which a member wishes to vote.
9. If the unitholding is not indicated on the Proxy Form, the proxy will be deemed to be authorised to vote the total unitholding.

ORYX

PROPERTIES LIMITED

Oryx is a leading Namibian property fund with high-quality assets and ambitious growth plans.

www.oryxprop.com

REGISTERED OFFICE
Maerua Mall Office Tower 2nd Floor
Corner of Jan Jonker and Robert Mugabe Avenues, Windhoek
P O Box 97723 Maerua Park, Windhoek, Namibia