

TEXTON PROPERTY FUND LIMITED

Granted REIT status by the JSE

(Incorporated in the Republic of South Africa)

(Registration number 2005/019302/06)

JSE share code: TEX ISIN: ZAE000190542

("Texton" or the "Company")

ACQUISITION OF TEXTON SHARES AND DEALINGS IN SECURITIES BY ASSOCIATES OF DIRECTORS

In compliance with sections 3.63 to 3.74 of the Listings Requirements of the JSE Limited, Texton shareholders are advised of the following transactions in the Company's ordinary shares by associates of directors of the Company:

Name of director:	Mr. Marcel Golding
Name of associate:	Rex Trueform Group Limited ("Rex Trueform")
Relationship of director to associate:	Mr. Golding is a director of Rex Trueform and is an ultimate shareholder of Geomer Investments Proprietary Limited which is in turn a shareholder of Rex Trueform
Class of securities:	Ordinary shares
Nature of the transaction:	Purchase of shares on market
Extent of director's interest:	Indirect beneficial
Clearance to deal obtained:	Yes
Date of transaction:	27 September 2021
Number of securities:	1 712 989
Price per security:	R3.45
Value of transaction:	R5 909 812.05
Name of director:	Mr. Robert Franco
Name of associate:	Kloof Capital South Africa (Pty) Ltd ("Kloof Capital")
Relationship of director to associate:	Mr. Franco is a director and an ultimate shareholder of Kloof Capital
Class of securities:	Ordinary shares
Nature of the transaction:	Purchase of shares on market
Extent of director's interest:	Indirect beneficial
Clearance to deal obtained:	Yes
Date of transaction:	27 September 2021
Number of securities:	1 712 988
Price per security:	R3.45
Value of transaction:	R5 909 808.60

Name of director:	Mr. Robert Franco
Name of associate:	Kloof Capital South Africa (Pty) Ltd ("Kloof Capital")
Relationship of director to associate:	Mr. Franco is a director and an ultimate shareholder of Kloof Capital
Class of securities:	Ordinary shares
Nature of the transaction:	Purchase of shares on market
Extent of director's interest:	Indirect beneficial
Clearance to deal obtained:	Yes
Date of transaction:	23 September 2021
Number of securities:	18 500 000
Price per security:	R3.31
Value of transaction:	R61 235 000.00

Acquisition of securities in terms of section 122 of the Companies Act no. 71 of 2008, as amended

In accordance with section 122(3)(b) of the Companies Act, no. 71 of 2008, as amended and section 3.83(b) of the JSE Limited Listings Requirements, shareholders are hereby advised that the Company has received formal notification in the prescribed form that the Oak Tech Trading Proprietary Limited and the parties with whom it is acting in concert ("Oak Tech Concert Parties") has acquired an interest in the securities of the Company ("Acquisition").

Following the Acquisition, the total direct interest in the securities of the Company held by Oak Tech Concert Parties has increased to 47.30% of the total issued share capital of the Company.

Sandton
27 September 2021

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Investec Bank Limited