

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")

NO CHANGE STATEMENT AND NOTICE OF ANNUAL GENERAL MEETING

1. DISTRIBUTION OF INTEGRATED ANNUAL REPORT

The Company's 2021 integrated annual report and the notice of the Annual General Meeting contained in a separate booklet containing the Company's summarised audited consolidated financial statements for the year ended 30 June 2021, have been posted to shareholders today, 29 October 2021. These documents are also available on the Company's website, at <https://www.texton.co.za/index.php/SENS-Announcements/REPORTS-PUBLICATIONS>

2. NO CHANGE STATEMENT

The annual financial statements referred to herein contain no change relative to the audited results published on 14 September 2021 through SENS, and in the press. Texton's annual financial statements and results have been audited by BDO South Africa Inc. whose unqualified reports are available for inspection at the Company's registered office and on the Company's website.

3. NOTICE OF ANNUAL GENERAL MEETING

Shareholders are advised that the Annual General Meeting ("AGM") has been convened for 13:00 on Monday, 29 November 2021, by electronic participation via Zoom, to transact the business as set out in the notice.

2021

Last day to trade in order to be eligible to participate in, and vote at the AGM	Tuesday, 16 November
Record date (for voting purposes at the AGM)	Friday, 19 November
Forms of proxy for the AGM are requested to be lodged by 13:00 on	Thursday, 25 November
AGM	Monday, 29 November
Results of AGM released on SENS on	Monday, 29 November

SANDTON

29 October 2021

SPONSOR

Investec Bank Limited