

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 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 2022, have been posted to shareholders today, 31 October 2022. The Company's 2022 integrated annual report and the notice of Annual General Meeting are also available on the Company's website, at <https://texton.co.za/reports-publications/>

2. NO CHANGE STATEMENT

The annual financial statements referred to herein contain no change relative to the audited results published on 23 September 2022 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 14:00 on Wednesday, 30 November 2022, by electronic participation via Microsoft Teams, to transact the business as set out in the notice.

2022

Last day to trade in order to be eligible to participate in, and vote at the AGM	Tuesday, 15 November
Record date (for voting purposes at the AGM)	Friday, 18 November
Forms of proxy for the AGM are requested to be lodged by 14:00 on	Monday, 28 November
AGM	Wednesday, 30 November
Results of AGM released on SENS on	Wednesday, 30 November

SANDTON

31 October 2022

SPONSOR

Investec Bank Limited