

## DELTA PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2002/005129/06)

JSE share code: DLT

ISIN: ZAE000194049

(Approved as a REIT by the JSE)

("Delta" or the "Company")

### CANCELLATION OF PROPOSED DISPOSAL OF CAPE ROAD PROPERTY

Shareholders are referred to the announcement released on SENS on 4 July 2022 in which the Company advised that it had entered into an agreement with Rivadax (Pty) Ltd ("**Purchaser**" or "**Rivadax**") to dispose of the property situated at corner of CJ Langehoven and Cape Road, Gqeberha, together with all the buildings and improvements thereon, as more commonly known as "Cape Road" (the "**Property**"), for a cash consideration of R38 million (the "**Disposal Consideration**").

In this regard, shareholders are advised that the agreement entered into with Rivadax has been cancelled due to the Purchaser's inability to meet their obligations relating to the Disposal Consideration and the disposal will no longer proceed.

The Company will continue to market and seek a buyer for the Property.

Johannesburg

23 February 2023

Sponsor

Nedbank Corporate and Investment Banking, a division of Nedbank Limited