**DELTA PROPERTY FUND LIMITED**
(Incorporated in the Republic of South Africa)
(Registration number:  2002/005129/06)
Share code: DLT
ISIN: ZAE000194049
(Approved as a REIT by the JSE)
("**Delta**" or "**the Company**")

## CAPITAL TOWERS DISPOSAL AND DFMT FOUR PROPERTY DISPOSAL UPDATE

### Capital Towers Disposal

Shareholders are referred to the announcement released by the Company on 1 December 2022 and the circular issued by the Company on 1 March 2023 relating to the proposed disposal by K2014000273 (South Africa) Proprietary Limited, a wholly-owned subsidiary of the Company, of its leasehold property situated at 121 Chief Albert Luthuli Street, Pietermaritzburg, as more commonly known as "Capital Towers", to DMFT Property Developers Proprietary Limited ("**DMFT**") ("**Capital Towers Disposal**").

Despite the Capital Towers Disposal becoming unconditional, as announced on SENS on 31 March 2023, DFMT has failed to deliver the requisite bank guarantee or balance of the cash consideration required in order to transfer the leasehold property into the name of DMFT. Accordingly, shareholders are hereby advised that Delta has cancelled the agreement relating to the Capital Towers Disposal and therefore the Capital Towers Disposal will no longer be proceeding.

### DMFT Four Property Disposal

Shareholders are further referred to the announcements released by the Company on SENS on 13 April 2023 and on 30 May 2023, advising Shareholders of the proposed disposal of four properties, including their rental enterprises to DMFT ("**DMFT Four Property Disposals**").

Shareholders are hereby informed that the agreement in respect of the DMFT Four Property Disposals has been terminated due to DMFT seeking to significantly alter the salient parameters of the transaction (including but not limited to reducing the purchase price) in a manner which was unacceptable to Delta.

Accordingly, shareholders are hereby advised that the DMFT Four Property Disposals will no longer be proceeding.

28 July 2023
Johannesburg

Transaction Sponsor
Valeo Capital (Pty) Limited