

Delta Property Fund Limited

(Incorporated in the Republic of South Africa)

(Registration number 2002/005129/06)

Share code: DLT ISIN: ZAE000194049

(REIT status approved by the JSE)

('Delta' or 'the Company')

TRADING STATEMENT

Shareholders are advised that Delta has a reasonable degree of certainty, as required in terms of the JSE Limited Listings Requirements, that distributable earnings per share for the year ended 29 February 2024 will be between 49% (16.55 cents per share) and 68% (18.66 cents per share) higher than distributable earnings per share of 11.12 cents reported for the financial year ended 28 February 2023.

The increase in the distributable income is largely driven by increased recoveries, and a reduction in administrative costs, following ongoing management efforts in this regard.

The financial information on which this trading statement is based has not been reviewed or reported on by Delta's auditors.

Delta expects to release its results for the financial year ended 29 February 2024 on or about Tuesday, 28 May 2024.

Johannesburg

14 May 2024

Sponsor

Nedbank Corporate and Investment Banking, a division of Nedbank Limited