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**")

PROPOSED DISPOSAL OF HATFIELD FORUM EAST AND UPDATE ON SUCCESSFUL TRANSFER OF IN2FRUIT AND 88 FIELD STREET

A. PROPOSED DISPOSAL OF HATFIELD FORUM EAST

1. Introduction

Delta shareholders are hereby advised that the Company (the "**Seller**") has entered into a sale of letting enterprise agreement (the "**Agreement**") with NXTGEN Student Housing Proprietary Limited (the "**Purchaser**"), to dispose of the property situated at 1077 Arcadia Street, Hatfield, Pretoria, Gauteng, including immovable assets, known as "Hatfield Forum East" (the "**Property**"), for a cash consideration of R35.0 million (the "**Disposal Consideration**") (the "**Disposal**").

2. Rationale and use of proceeds

As part of the Company's business and portfolio optimisation strategy, it was decided to dispose of assets which are no longer strategic to the Company and are deemed to be "non-core". In keeping with this strategy, the Company has taken a decision to dispose of the Property given its "non-core" status. The net proceeds from the Disposal will be utilised by the Company to reduce its debt balance.

3. Terms and conditions of the Disposal

3.1 Purchaser

The ultimate beneficial owner of the Purchaser is Jaco Pienaar. The Purchaser is not a 'related party' as defined in the Listings Requirements of the JSE Limited ("**JSE**").

3.2 Effective date

The Disposal will become effective on the date on which the registration of transfer of the Property into the name of the Purchaser is effected (the "**Transfer Date**").

3.3 Disposal Consideration

The Disposal Consideration is R35.0 million exclusive of VAT, payable in cash, as follows:

- A non-refundable deposit of R1.0 million upon signature of the Agreement (which has already been paid), and
- The balance of R34.0 million secured by way of guarantees, acceptable to the Seller, which guarantees shall be expressed as payable on the Transfer Date. The guarantees are to be delivered within 90 business days from the date of signature of the Agreement (the "**Signature Date**").

3.4 Conditions precedent

The Disposal is subject to fulfilment of the following condition precedent:

- within 120 calendar days of the Signature Date, the Seller has complied with the JSE Listings Requirements (insofar as this may be applicable) and obtained such consents and approvals as may be required.

3.5 Representations and warranties

The Agreement contains representations and warranties by the parties in favour of one another which are standard for transactions of this nature.

4. Financial and property-related information in respect of the Property

	Hatfield Forum East
Location	Pretoria
Gross lettable area:	6 390m^2
Weighted average rental[1]:	R88.01/m^2
Net operating income[1]:	R6.9 million
Vacancy rate[1]:	39%
Sector:	Office - Sovereign
Valuation[2]	R45.9 million

Notes:

1. The weighted average rental, net operating income and vacancy rate in respect of the Property have been extracted from the Company's audited results for the year ended 28 February 2026, which were prepared in terms of International Financial Reporting Standards.

2. The valuation of the property was performed as at 28 February 2026 by Hendrik Fouché, (of Knight Frank Valuations), who is independent from the Company and registered as a professional valuer in terms of the Property Valuers Profession Act, No. 47 of 2000.

3. The financial information contained in this announcement is the responsibility of the Board of Directors of Delta and has not been reviewed and reported on by Delta's auditors.

5. Categorisation

The Disposal is classified as a category 2 transaction in terms of the JSE Listings Requirements. Accordingly, the Disposal is not subject to shareholder approval.

B. <u>VOLUNTARY ANNOUNCEMENT REGARDING THE SUCCESSFUL TRANSFER OF IN2FRUIT AND 88 FIELD STREET</u>

Delta shareholders are further advised that the Company has now successfully concluded the disposal and transfer of Erf 1281 Ekurhuleni ("**In2Fruit**") to Middle Road Property Proprietary Limited (as previously announced on 28 October 2024) and Erf 11784 Durban ("**88 Field Street**") to Jordisys Proprietary Limited (as previously announced on 11 April 2025).

The net proceeds of the disposals of In2Fruit and 88 Field Street have been utilised to settle outstanding debt in respect of those properties.

Johannesburg
21 July 2026

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