

TEXTON PROPERTY FUND LIMITED

Granted REIT status by the JSE

(Incorporated in the Republic of South Africa)

Registration number: 2005/019302/06

JSE code: TEX

ISIN: ZAE000190542

("Texton" or "the Company")

DEALING IN SECURITIES BY DIRECTORS

In compliance with sections 3.63 to 3.74 of the Listings Requirements of the JSE Limited, shareholders are advised of the following transaction in the Company's ordinary shares by its directors:

Name of director:	Angelique de Rauville
Transaction date:	10 December 2015
Class of shares:	Ordinary
Number of shares:	1 500 000
Volume weighted average price per share:	R7.9982
Highest price:	R8.00
Lowest price:	R7.98
Total value of transaction:	R12 000 000.00
Nature of the transaction:	On-market acquisition of shares
Nature and extent of director's interest:	Indirect beneficial
Name of associate	Handful of Keys Proprietary Limited
Clearance to deal obtained:	Yes
Name of director:	MJ van Heerden
Transaction date:	10 December 2015
Class of shares:	Ordinary
Number of shares:	250 000
Volume weighted average price per share:	R7.9982
Highest price:	R8.00
Lowest price:	R7.98
Total value of transaction:	R2 000 000.00
Nature of the transaction:	On-market acquisition of shares
Nature and extent of director's interest:	Indirect beneficial
Name of associate	Nooitgedacht Familie Trust
Clearance to deal obtained:	Yes

Dunkeld West
11 December 2015

Sponsor
Investec Bank Limited