

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")



TEXTON
PROPERTY FUND

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:	29 August 2016
Class of shares:	Ordinary
Number of shares:	380 396
Price per share:	R7.8684
Total value of transaction:	R2 993 107.89
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:	Nic Morris
Transaction date:	29 August 2016
Class of shares:	Ordinary
Number of shares:	380 396
Price per share:	R7.8684
Total value of transaction:	R2 993 107.89
Nature of the transaction:	On-market acquisition of shares
Nature and extent of director's interest:	Indirect beneficial
Name of associate	Echelon Trust
Clearance to deal obtained:	Yes

Name of director:	John Legh
Transaction date:	29 August 2016
Class of shares:	Ordinary
Number of shares:	1 369 426
Price per share:	R7.8684

Total value of transaction: R10 775 191.54
Nature of the transaction: On-market acquisition of shares
Nature and extent of director's interest: Indirect beneficial
Name of associate: John and Merylle Legh Trust
Clearance to deal obtained: Yes

Name of director: Mathys Van Heerden
Transaction date: 29 August 2016
Class of shares: Ordinary
Number of shares: 114 119
Price per share: R7.8684
Total value of transaction: R897 933.94
Nature of the transaction: On-market acquisition of shares
Nature and extent of director's interest: Indirect beneficial
Name of associate: Nooitgedacht Familie Trust No.1
Clearance to deal obtained: Yes

Name of director: Angelique de Rauville
Transaction date: 30 August 2016
Class of shares: Ordinary
Number of shares: 119 604
Price per share: R7.85
Total value of transaction: R938 891.40
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: Nic Morris
Transaction date: 30 August 2016
Class of shares: Ordinary
Number of shares: 119 604
Price per share: R7.85
Total value of transaction: R938 891.40
Nature of the transaction: On-market acquisition of shares
Nature and extent of director's interest: Indirect beneficial
Name of associate: Echelon Trust
Clearance to deal obtained: Yes

Name of director:	John Legh
Transaction date:	30 August 2016
Class of shares:	Ordinary
Number of shares:	430 574
Price per share:	R7.85
Total value of transaction:	R3 380 005.90
Nature of the transaction:	On-market acquisition of shares
Nature and extent of director's interest:	Direct beneficial
Clearance to deal obtained:	Yes

Name of director:	Mathys Van Heerden
Transaction date:	30 August 2016
Class of shares:	Ordinary
Number of shares:	35 881
Price per share:	R7.85
Total value of transaction:	R281 665.85
Nature of the transaction:	On-market acquisition of shares
Nature and extent of director's interest:	Indirect beneficial
Name of associate:	Nooitgedacht Familie Trust No.1
Clearance to deal obtained:	Yes

Hyde Park
30 August 2016

Investment Bank and Sponsor
Investec Bank Limited