



TEXTON

PROPERTY FUND

Texton Property Fund Limited

("the Fund" or "the Company")
 (Incorporated in the Republic of South Africa)
 (Registration number: 2005/019302/06)
 A Real Estate Investment Trust,
 listed on the JSE Limited
 JSE share code: TEX
 ISIN: ZAE000190542
 (formerly ISIN: ZAE000185872)

UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS for the six months ended 31 December 2016

www.texton.co.za



Financial highlights

Dividend per share (rebased) ↑

7,0% from 44,83 cents (rebased, excluding once-offs) to 47,95 cents per share

Dividend per share (actual) ↓

6,9% from 51,52 cents per share to 47,95 cents per share

Net asset value ↓

2,6% from 1 003,32 cents per share to 977,54 cents per share

Investment property income ↑

10,2% from R264,2 million to R291,2 million

Net property income ↑

26,3% from R164,9 million to R208,2 million

Loan to value ratio ↓

34,5% from 37,0% at 30 June 2016

Non-financial highlights

Gross lettable area ↓

4,1% from 427 813m² at 30 June 2016 to 410 166m²

National/listed/blue-chip tenants (by GLA) ↑

9,2% from 52,1% at December 2015 to 61,3%

Vacancies (by GLA) ↓ to

6,2% from 9,0% at 30 June 2016

Portfolio value (including 50% share of Broad Street Mall) ↓

2,5% from R5,774 billion at 30 June 2016 to R5,627 billion

Texton Property Fund is a Real Estate Investment Trust ("REIT") formed to invest directly in income-producing properties that offer attractive income and capital appreciation. Texton aims to be a geographical and sectorally diverse property fund focused on investing in South Africa and in the United Kingdom, in which it has a depth of experience, knowledge and track record. Texton is governed by the listings requirements of the JSE, the Companies Act, King III and International Financial Reporting Standards (IFRS).

The board has declared an interim dividend of 47,95 cents per share up 7,0% from 44,83 cents per share on a like for like basis excluding any non-recurring once-off items. This represents a 6,9% decline when compared to prior year dividend of 51,52 cents per share, however the prior year dividend included a once-off dividend of 6,69 cents per share related to a non-recurring foreign exchange gain of R23,9 million.

Texton continues to implement its strategy focused around diversification of the portfolio both by sector and geographically, and management has continued to implement the strategy through various acquisitions in the United Kingdom in the current period. Diversification across the sector and internationally is a strategy that Texton strongly supports and believes that in the long term, exposure to fewer, larger assets, with long-term leases in both South Africa and in the United Kingdom will significantly improve the risk profile of the Company and deliver superior returns for its shareholders. Vacancies have reduced to 6,2% as at 31 December 2016 and our current loan to value is 34,5%.

This short-form announcement is the responsibility of the directors and is only a summary of the information in the full announcement. The full announcement was released on SENS on 6 March 2017 and can be found on the Company's website at www.texton.co.za. Copies of the full announcement may also be requested at the Company's registered office at no charge during office hours, Mondays to Fridays (08:00 to 17:00). Any investment decision should be based on the full announcement published on SENS and on the Company's website.

PD Naidoo
 Chairman

N Morris
 Chief Executive Officer

7 March 2017

BOARD OF DIRECTORS

PD Naidoo (Chairman), N Morris (Chief Executive Officer), B de Bruyn (Financial Director), NV Balfour, KR Collins (alternate), JR Macey, P Ntshalintshali, KN Vundla, JA Legh, MJ van Heerden, JD Wiese

PM Tau-Sekati and TS Sishuba resigned on 25 August 2016 and AN Du Hecquet de Rauville resigned on 1 December 2016.

CORPORATE INFORMATION

Company registration number: 2005/019302/06

Company Secretary: CIS Company Secretaries Proprietary Limited

Sponsor: Investec Bank Limited

Transfer secretary: Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196

Physical and registered address: Block C, Investment Place, 10th Road, Hyde Park, 2196

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