
TEXTON PROPERTY FUND LIMITED
Granted REIT status by the JSE
Incorporated in the Republic of South Africa
(Registration number 2005/019302/06)
Share code: TEX ISIN: ZAE000190542
("Texton" or "the Company")

WITHDRAWAL OF DISTRIBUTION GUIDANCE

Shareholders are referred to the 'Impact of COVID-19 Virus and Cancellation of Interim Dividend' announcement released on SENS on 24 March 2020 wherein shareholders were advised (and using the terms defined therein unless otherwise stated), *inter alia*, that having considered it prudent to exercise caution in these unprecedented times, and following consultation with the JSE, the Board had resolved to cancel the payment of the Interim Dividend.

Shareholders are further referred to the 'Provisional Condensed Financial Results for the Year Ended 30 June 2019' announcement released on SENS on 19 September 2019 wherein shareholders were advised, *inter alia*, that Texton's distribution for the 2020 financial year is forecast to decrease by approximately 20%.

Given the current unprecedented and evolving market conditions, and the uncertainty relating to the financial impact of the COVID-19 pandemic on Texton, the Company hereby withdraws its distribution guidance in respect of the 2020 financial year as previously communicated to shareholders. Texton will provide shareholders with updates at such time as it is able to do so with a reasonable degree of certainty.

Johannesburg
15 April 2020

Sponsor
Merchantec Capital