

TEXTON PROPERTY FUND LIMITED

(formerly Vunani Property Investment Fund Limited)

Granted REIT status by the JSE

(Incorporated in the Republic of South Africa)

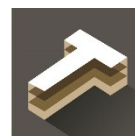
(Registration number 2005/019302/06)

JSE code: TEX

ISIN: ZAE000190542

(formerly ISIN: ZAE000185872)

("Texton" or "the Company")



TEXTON
PROPERTY FUND

WITHDRAWAL OF CAUTIONARY ANNOUNCEMENT

Texton shareholders ("Shareholders") are referred to the cautionary announcement published on SENS on 23 February 2015, regarding the acquisition of 2 properties ("Properties") in the United Kingdom ("Acquisitions"). Texton is pleased to inform Shareholders that the agreements relating to the Acquisitions have been concluded and accordingly Texton is now entitled to the rental income from the Properties. Registration of mortgage bonds over the Properties is the only outstanding condition precedent to the Acquisitions, which is expected to have been completed by the end of March 2015. As a result the cautionary announcement is hereby withdrawn and caution is no longer required to be exercised by Shareholders when dealing in Texton shares.

Dunkeld West

2 March 2015

Investment Bank and Sponsor

Investec Bank Limited

Due Diligence Advisors

BDO

Legal Advisers

Osborne Clarke

Walkers