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**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")

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**DEALINGS IN SECURITIES BY AN ASSOCIATE OF A DIRECTOR**

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In compliance with paragraphs 3.63 to 3.74 (both inclusive) of the Listings Requirements of JSE Limited, the following is disclosed:

Name of director:	Mr Marius Muller	
Company:	Texton Property Fund Limited	
Name of associate:	Walmer Estate Trust	
Relationship of director to associate:	Mr Muller is a trustee and beneficiary of the Walmer Estate Trust	
Class of securities:	Ordinary shares	
Nature of the transaction:	Purchase of shares on market	
Extent of director's interest:	Indirect beneficial	
Date of transaction:	10 December 2018	12 December 2018
Number of securities:	4 500	374 613
Purchase price:	R4.20	R4.10
Value of transaction:	R18 900.00	R1 535 913.30
Date of transaction:	11 December 2018	
Number of securities:	186 256	
Volume weighted average price per security:	R4.1328	
Lowest purchase price:	R4.00	
Highest purchase price:	R4.20	
Value of transaction:	R769 758.80	

Johannesburg  
14 December 2018

**Sponsor**  
Merchantec Capital