

TEXTON PROPERTY FUND LIMITED

Granted REIT status by the JSE

(Incorporated in the Republic of South Africa)

(Registration number 2005/019302/06)

JSE share code: TEX ISIN: ZAE000190542

("Texton" or the "Company")

ACQUISITION OF TEXTON SHARES AND DEALINGS IN SECURITIES BY ASSOCIATES OF DIRECTORS

Texton shareholders are referred to the joint circular released by Texton and Oak Tech Properties Proprietary Limited ("**Oak Tech Properties**"), Oak Tech Trading Proprietary Limited ("**Oak Tech Trading**") (together the "**Offeror**"), and its concert parties on Friday, 27 November 2020. In accordance with Regulation 98 of the Companies Act No. 71 of 2008, as amended, Texton shareholders are advised that the Offeror has acquired a further 9,886 Texton ordinary shares as part of the mandatory offer. This has resulted in the Offeror increasing their indirect beneficial interest in Texton ordinary shares from 42.32% to 42.32% (net of Texton treasury shares).

In compliance with sections 3.63 to 3.74 of the Listings Requirements of the JSE Limited, Texton shareholders are advised of the following transactions in the Company's ordinary shares by Oak Tech Trading and Oak Tech Properties, being associates of directors of the Company:

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| Name of director: | Mr. Marcel Golding and Mr. Robert Franco |
| Name of associate: | Oak Tech Trading Proprietary Limited ("Oak Tech Trading") |
| Relationship of director to associate: | Mr. Golding is a director of Oak Tech Trading and is an ultimate shareholder of Geomer Investments Proprietary Limited which is in turn a shareholder of Oak Tech Trading. Mr. Franco is an ultimate shareholder of Kloof Capital South Africa Proprietary Limited ("Kloof Capital") which is in turn a shareholder of Oak Tech Trading. |
| Class of securities: | Ordinary shares |
| Nature of the transaction: | Purchase of shares on market |
| Extent of director's interest: | Indirect beneficial |
| Clearance to deal obtained: | Yes |
| Date of transaction: | 29 December 2020 |
| Number of securities: | 49 |
| Price per security: | R1.20 |
| Value of transaction: | R58.80 |

| | |
|--|---|
| Name of director: | Mr. Robert Franco |
| Name of associate: | Oak Tech Properties Proprietary Limited ("Oak Tech Properties") |
| Relationship of director to associate: | Mr. Franco is an ultimate shareholder of Kloof Capital which is in turn a shareholder of Oak Tech Properties. |
| Class of securities: | Ordinary shares |
| Nature of the transaction: | Purchase of shares on market |
| Extent of director's interest: | Indirect beneficial |
| Clearance to deal obtained: | Yes |
| Date of transaction: | 29 December 2020 |
| Number of securities: | 9 837 |
| Price per security: | R1.20 |
| Value of transaction: | R11 804.40 |

Independent board and Texton board responsibility statement

The Texton independent board and Texton board collectively and individually accept responsibility for the information contained in this announcement insofar as it relates to Texton. To the best of their collective knowledge and belief, the information contained in this announcement is true and this announcement does not omit anything likely to affect the importance of the information.

Offeror responsibility statement

The Offeror accepts responsibility for the information contained in this announcement insofar as it relates to detail around the Offeror. To the best of their collective knowledge and belief, the information contained in this announcement is true and this announcement does not omit anything likely to affect the importance of the information.

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29 December 2020

CORPORATE ADVISER AND SPONSOR TO TEXTON

Investec Bank Limited

CORPORATE ADVISER TO THE OFFEROR

Investec Bank Limited