

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")

FINALISATION ANNOUNCEMENT IN RESPECT OF THE UNDERWRITTEN, NON-RENOUCEABLE RIGHTS OFFER

Shareholders are referred to the declaration announcement released on SENS on Wednesday, 6 December 2023 ("**Declaration Announcement**"). *Unless otherwise defined herein, the words and expressions contained in this announcement shall have the same meanings as assigned to them in the Declaration Announcement and/or Circular.*

Shareholders are advised that the Company has now received all necessary approvals and the Rights Offer is unconditional. Accordingly, the Rights Offer may now be implemented. The Rights Offer is a partially underwritten non-renounceable Rights Offer to Texton Shareholders of a total of 38 636 364 Rights Offer Shares at a Subscription Price of R2.20000 (220 cents) per share, in the ratio of 14.88474 Rights Offer Shares for every 100 Texton Shares held on Friday, 29 December 2023. To the extent not underwritten, the Rights Offer is supported by the Supportive Shareholders;

The salient dates and times of the Rights Offer will be the same as those published in the Declaration Announcement.

The Rights Offer circular will be made available on Texton's website from Thursday, 21 December 2023.

Sandton
18 December 2023

Transaction sponsor
Investec Bank Limited

Legal advisor
Solaris Law