

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")

RESULTS OF TEXTON RIGHTS OFFER AND DIRECTORS' DEALINGS

RESULTS OF 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 successfully raised a total amount of R85 million pursuant to the Rights Offer.

The Rights Offer closed at 12:00 on Friday, 5 January 2024. The table below sets out the results of the Rights Offer:

	Number of Rights Offer Shares	Percentage of Rights Offer Shares %
Rights Offer Shares available for subscription	38 636 364	100
Rights Offer Shares subscribed for	36 378 030	94
Rights Offer Shares issued to the Underwriters per Underwriting Agreement*	2 258 334	6
Total Rights Offer Shares issued	38 636 364	100

*The allocation of the Rights Offer Shares issued to the Underwriters in accordance with the Underwriting Agreement will be announced once the allocation has been finalised with the transfer secretaries, which will also include the resultant impact on the associates of the Underwriters.

CSDP or Broker accounts of Qualifying Shareholders (holding Dematerialised Shares) who followed their Rights will be credited with the Rights Offer Shares and debited with any payments due on Monday, 8 January 2024.

DIRECTORS' DEALINGS

As detailed in the Rights Offer Circular, the following Directors or their associates followed their Rights in respect of their shareholdings, as follows:

Name of Director:	MJA Golding
Date of transaction:	5 January 2024
Class of securities:	Ordinary shares
Nature of transaction:	Take up of Rights Offer Shares
Number of securities:	7 721 725
Price:	R2,20
Total value of transaction:	R16 987 795
Nature and extent of director's interest	Indirect beneficial
Clearance obtained	Yes

Name of Director:	RA Franco
Date of transaction:	5 January 2024
Class of securities:	Ordinary shares
Nature of transaction:	Take up of Rights Offer Shares
Number of securities:	17 802 911
Price:	R2,20
Total value of transaction:	R39 166 404.20
Nature and extent of director's interest	Indirect beneficial
Clearance obtained	Yes

Name of Director:	JR Macey
Date of transaction:	5 January 2024
Class of securities:	Ordinary shares
Nature of transaction:	Take up of Rights Offer Shares
Number of securities:	6 240
Price:	R2,20
Total value of transaction:	R13 728
Nature and extent of director's interest	Indirect beneficial
Clearance obtained	Yes

Sandton
8 January 2024

Transaction sponsor
Investec Bank Limited

Legal advisor
Solaris Law