

Delta Property Fund Limited
(Incorporated in the Republic of South Africa)
(Registration number 2002/005129/06)
JSE share code: DLT
ISIN: ZAE000172052
("Delta" or "the Company")

PUBLISHING OF RIGHTS OFFER CIRCULAR

Further to the finalisation announcement released on the Stock Exchange News Services of the JSE Limited ("JSE") on 27 March 2013, Delta linked unitholders are advised that the circular relating to the renounceable rights offer of 119 047 599 new Delta linked units at an issue price of 840 cents per linked unit ("the Circular") has been made available on Delta's website, www.deltafund.co.za, today, 8 April 2013.

The Circular will be posted to Delta linked unitholders on Monday, 15 April 2013.

Johannesburg
8 April 2013

Investment Bank and Sponsor
Nedbank Capital