

Delta Property Fund Limited
 (formerly Tuffsan 89 Investment Holdings Proprietary Limited)
 (Incorporated in the Republic of South Africa)
 (Registration number 2002/005129/06)
 Share code: DLT ISIN: ZAE000172052
 ("Delta" or "the Company")
 REIT status approved

ANNOUNCEMENT REGARDING THE ACQUISITION OF OMC DURBAN AND THE MARINE

1. Introduction

Holders of Delta linked units ("Delta Linked Unitholders") are referred to the SENS announcement issued regarding the acquisition of The Marine and The Old Mutual Precinct.

Delta Property Fund would like to provide further clarity on the weighted average rentals as per the revised table hereunder:

2. Specific information on the Properties

Details of the Acquisitions, including *inter alia*, the location, sector, weighted average rental per square meter, the Purchase Consideration as well as the valuation attributed to the Acquisitions, are set out below.

Vendor	Property description / location	Sector	Gross lettable area m ²	Single or multi tenanted	Weighted average gross rental R/m ² 1 st Sept 2014 - 28 th Feb 2015	Annualised property yield %	Purchase price Rm	Value Rm
OMLACSA	OMC	Offices	44 668	Multi	Retail- 203,20 Offices- 59,90 Parking - 550,00	11	291	305
OMLACSA	The Marine	Offices	24 517	Multi	Offices - 74,68 Storage- 28,18 Parking - 682,00	11	196	225
TOTAL							487	530

22 April 2014

Johannesburg

Investment bank and sponsor
Nedbank Capital