

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")

#### DEALING IN SECURITIES BY DIRECTORS AND AN ASSOCIATE OF A DIRECTOR

In compliance with rule 3.63 of the JSE Listings Requirements, the following information is disclosed:

Chief Executive Officer:	S H Nomvete
Date of transaction:	22 February 2013
Number of securities:	5 673
Price per security:	R8.37
Value of transaction:	R47 483.01
Extent of interest:	Indirect beneficial
Nature of transaction:	Purchase of shares on the open market by Mesismart Proprietary Limited, a subsidiary of Boyzana Trust of which Mr S H Nomvete is a shareholder

Written permission to deal: Yes

Chief Financial Officer:	B A Corbett
Date of transaction:	22 February 2013
Number of securities:	5 674
Price per security:	R8.37
Value of transaction:	R47 491.38
Extent of interest:	Direct beneficial
Nature of transaction:	Purchase of shares on the open market
Written permission to deal:	Yes

26 February 2013

Investment bank and sponsor

Nedbank Capital