

Delta Property Fund Limited
(Incorporated in the Republic of South Africa)
(Registration number 2000/005129/06)
JSE share code: DLT
ISIN: ZAE000172052
("Delta" or "the Company")

POSTING OF CATEGORY 1 CIRCULAR

Further to the announcement released on the Securities Exchange News Services of the JSE Limited ("JSE") on 25 January 2013, Delta wishes to advise linked unitholders that the circular containing details of the proposed acquisition of four properties from Manaka Property Investments Proprietary Limited, which constitutes a category 1 transaction, and the notice of general meeting has been posted to Delta linked unitholders today.

Linked unitholders are further advised that the circular is available on the Company's website www.deltafund.co.za.

Johannesburg
28 February 2013

Investment Bank and Sponsor
Nedbank Capital