

DELTA PROPERTY FUND LIMITED  
(Incorporated in the Republic of South Africa)  
(Registration number 2002/005129/06)  
JSE share code: DLT ISIN: ZAE000194049  
(Approved as a REIT by the JSE)  
("Delta" or the "Company")

**Cautionary announcement**

Delta shareholders are advised that there are circumstances which have arisen, and which are currently being investigated by the Board of Directors, and which may have a material effect on the price of Delta's shares.

Accordingly, Delta shareholders are advised to exercise caution when dealing in the Company's securities until a further announcement is made.

21 September 2020  
Johannesburg

Sponsor  
Nedbank Corporate and Investment Banking, a division of Nedbank Limited