

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")

UPDATE TO PUBLICATION OF RESULTS AND LIFTING OF SUSPENSION

FURTHER CAUTIONARY ANNOUNCEMENT

Delta shareholders are referred to the announcement dated 17 March 2021 ("**Previous Announcement**"), wherein shareholders were advised, *inter alia*, that the Delta board of directors ("**Board**") expected to be in a position to publish the Company's audited restated financial statements for the year ended February 2020 ("**2020 Financial Statements**") by 12 April 2021.

Although the 2020 Financial Statements have substantially been completed, due to the complex nature of the disclosure and commentary required, shareholders are hereby advised that the revised publication date of the 2020 Financial Statements has been moved to no later than 20 April 2021.

As stated in the Previous Announcement, due to the emphasis having been placed on the preparation and finalization of the 2020 Financial Statements, the publication of the Company's interim results for the six months ended 31 August 2020 ("**Interim Results**") will follow on a later date. Shareholders will be advised of the anticipated publication date of the Interim Results in due course.

The Board will apply to the JSE for the JSE-initiated suspension of the Company on 15 December 2020 ("**Suspension**") to be lifted once both the 2020 Financial Statements and Interim Results have been published.

Based on the above, shareholders are advised to continue exercising caution in relation to Delta securities until a further announcement is made and the Suspension is lifted.

Johannesburg

9 April 2021

Sponsor

Nedbank Corporate and Investment Banking, a division of Nedbank Limited