

DELTA AFRICA PROPERTY HOLDINGS LIMITED

(Registered by continuation in the Republic of Mauritius)

(Registration number 128881 C1/GBL)

JSE share code: DLA

SEM share code: DEL.N0000

ISIN: MU0473N00010

("Delta Africa" or "Company")



FINALISATION ANNOUNCEMENT IN RESPECT OF THE INTERIM DIVIDEND DECLARATION

Delta Africa shareholders are referred to the announcement released on the Stock Exchange of Mauritius Ltd ("SEM") and the main board of the Johannesburg Stock Exchange ("JSE") on Thursday, 18 February 2016 relating to the payment of an interim cash dividend for the period 1 July 2015 to 31 December 2015 ("interim dividend").

Shareholders on the South African share register will receive the interim dividend in South African Rand ("ZAR"), converted from United States Dollars ("USD") at an exchange rate of USD1.00 : ZAR15.47. Accordingly, the interim dividend of 6.17000 USD cents per share will be equal to 95.4499 ZAR cents per share. The interim dividend will be paid out of rental income.

The salient dates in relation to the interim dividend in terms of the JSE are set out below:

Finalisation announcement	Friday, 26 February 2016
Last day to trade <i>cum-dividend</i>	Friday, 4 March 2016
Securities trade <i>ex-dividend</i>	Monday, 7 March 2016
Record date	Friday, 11 March 2016
Payment date	Monday, 14 March 2016

The salient dates in relation to the interim dividend in terms of the SEM are set out below:

Last day to trade <i>cum-dividend</i>	Tuesday, 8 March 2016
Securities trade <i>ex-dividend</i>	Wednesday, 9 March 2016
Record date	Friday, 11 March 2016
Payment date	Monday, 14 March 2016

No dematerialisation or rematerialisation of share certificates, nor transfer of shares between sub-registers in Mauritius and South Africa will take place between Monday, 7 March 2016 and Friday, 11 March 2016, both days inclusive.

In terms of the JSE Listings Requirements regarding Dividends Tax, the following information is only of direct application to shareholders on the South African share register, as the dividend is regarded as a foreign dividend for shareholders on the South African register:

- the interim dividend is subject to South African Dividends Tax;
- the local dividend tax rate is 15%;
- there is no withholding tax payable in Mauritius;
- the gross local interim dividend amount is 95.4499 ZAR cents per share for shareholders exempt from paying South African Dividends Tax;
- the net local interim dividend amount is 81.13242 ZAR cents per share for shareholders liable to pay South African Dividends Tax;
- the number of ordinary shares in issue is 81 785 008; and
- the Mauritian income tax reference number of the Company is 27331528.

26 February 2016

This notice is issued pursuant to SEM listing Rule 11.3 and Rule 5(1) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007.

Delta Africa directors: Sandile Nomvete (chairman), Greg Pearson*, Bronwyn Anne Corbett*, Peter Todd (lead independent), Maheshwar Doorgakant, Chandra Kumar Gujadhur, Ian Macleod and Leon van de Moortele*
(*executive director)



Company secretary of Delta Africa: Intercontinental Fund Services Limited

Registered address of Delta Africa: Level 5, Alexander House, 35 Cybercity, Ebene, 72201, Mauritius

Transfer secretary (South Africa) of Delta Africa: Computershare Investor Services Proprietary Limited

Registrar and transfer agent (Mauritius) of Delta Africa: Intercontinental Secretarial Services Limited

Corporate advisor and JSE Sponsor of Delta Africa: PSG Capital Proprietary Limited

SEM sponsor of Delta Africa: Capital Markets Brokers Limited

The Board of Directors of Delta Africa accepts full responsibility for the accuracy of the information contained in the announcement.